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- Extended semi detached home
- Sought after area of Prestwich
- Three bedrooms
- Family bathroom and en-suite
- Cloakroom/wc
- Recently fitted modern kitchen/droom
- Off road parking
- Low maintenance gardens



**Offers in the Region Of £320,000**

**BOLTON**

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**LETTINGS & MANAGEMENT**

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Having recently been extended and modernised throughout, this stunning semi detached property has come to the market and is located within the always desirable area of Prestwich. The property is literally in "move in" condition and has been thoughtfully extended over the last few years. To the ground floor there is an entrance hallway which leads to a cloakroom/wc and utility room. The lounge is a good size with laminated flooring and a double glazed window to the front of the property. From the lounge and also via the hallway we access the stunning fitted kitchen which had a range of fitted appliances to include an extractor fan, integrated induction hob, two ovens, microwave and dishwasher. There is also space for a washing machine and dryer. The kitchen has a breakfast bar and opens into a dining area which has double glazed french doors leading to the rear garden. To the first floor there is a split level landing which takes us to three double bedrooms, one with an en-suite and a modern family bathroom. Externally there is gated acres to block paved driveway parking with a low maintenance garden and steps leading to the front of the property with a patio area and a low maintenance artificial grass garden with brick build storage shed to the rear of the property. For further information and to arrange a viewing contact Cardwells Estate Agents Bury 01617611215 email [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit [cardwells.co.uk](http://cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway:** Downlights, vertical wall mounted radiator, tiled flooring, double glazed window to the front.

**Wc:** Downlights, Wc, sink, tiled flooring, double glazed window to the front, ladder radiator, extractor fan

**Utility:** Downlights, fitted cupboards, wall mounted boiler, space for a fridge/freezer, tiled flooring.

**Lounge** 13' 2" x 12' 6" (4.01m x 3.81m) Ceiling light point, laminate effect flooring, radiator, double glazed window to the front.

**Kitchen** 21' 5" x 7' 8" (6.53m x 2.33m) Modern fitted kitchen. With downlights, two double glazed windows to the rear and breakfast bar. range of fitted wall and base units with extractor fan, Bosch induction hob, Bosch integrated double electric oven, microwave oven, Neff dishwasher, space for the washing machine, dryer, one and half sink with mixer tap and drainer, tiled flooring, vertical wall mounted radiator. The kitchen opens up into the dining area.

**Dining area** 9' 11" x 7' 9" (3.03m x 2.35m) Ceiling light points, double glazed window to the rear, double glazed french doors to the side, tiled flooring continued from the kitchen.

**Landing:** Split level landing with ceiling light points, loft access and leading to three bedrooms and a family bathroom.

**Bedroom One** 15' 2" x 10' 6" (4.62m x 3.21m) Ceiling light point, double glazed window to the front, radiator.

**Bedroom Two** 13' 7" x 6' 9" (4.13m x 2.07m) Downlights, double glazed window to the front, radiator

**En-suite** 6' 6" x 5' 1" (1.99m x 1.54m) Downlights, wc, pedestal sink, walk in shower cubicle, tiled floor and walls, double glazed window to the rear, extractor fan, ladder radiator.

**Bedroom Three** 10' 7" x 8' 6" (3.22m x 2.60m) Ceiling light point, double glazed window to the rear overlooking the garden, radiator

**Externally:** To the front of the property there is gated access to a block paved driveway parking with a low maintenance garden and steps leading to the property. At the rear of the property there is a patio area and a low maintenance artificial grass garden with brick build storage shed.

**Tenure** We understand the property is of a leasehold tenure on a 999 year lease starting 02 Sep 1935 from and the ground rent is £4 per year.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,612 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

