



**DROUGHTS LANE, PRESTWICH. M25 2ST**



- Four Bed Semi Detached
- Large Lounge/Diner
- Open Plan Kitchen/Diner
- Utility Room
- Converted Garage
- Large Rear Garden
- Detached Garage to Rear
- Driveway to Front



**£425,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwell's estate agents are delighted to bring to market this superbly presented and generous four bedroom semi detached home. Situated in a sought after area of Prestwich, located close to local motorway links, schools and local amenities this property is the ideal family home! Boasting generous room sizes this property comprises of; entrance vestibule, hallway, large open plan lounge/dining room, 2nd reception room, large open plan dining kitchen, utility room and downstairs wc. To the first floor there are four bedrooms with an en suite to the master bedroom and a family bathroom. Externally this property boasts a driveway to the front with a great sized rear garden and detached brick built garage. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** Door to hallway

**Hallway** Radiator. Ceiling light point.

**Lounge/Diner** 28' 2" x 16' 8" (8.58m x 5.08m) Two double glazed windows to front aspect. Two radiator, electric feature fire. Two Ceiling light point. Feature gas fire and surround. Stairs to first floor. Open plan to kitchen diner.

**Kitchen/Diner** 23' 8" x 9' 7" (7.21m x 2.92m) A range of wall and base units, stainless steel sink and drainer. Space for fridge freezer. Radiator. Two ceiling light points. Double glazed window and patio doors to rear aspect. Spot lighting.

**Utility room** Plumbed for washer, double glazed window and door to side aspect. Radiator. Ceiling light point.

**Guest Cloaks** Low flush wc. Wash hand basin. Radiator, ceiling light point.

**First Floor Landing**

**Bedroom 1** 20' 2" x 9' 7" (6.14m x 2.92m) Two double glazed windows to front aspect. Radiator. Door to ensuite. Laminate flooring.

**En-suite** Double glazed window to front aspect. Shower cubicle with thermostatic shower over head. Low flush wc. Wash hand basin. Wall and floor tiled. Radiator. Spot lighting.

**Bedroom 2** 14' 6" x 8' 7" (4.42m x 2.61m) Double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 3** 12' 0" x 8' 11" (3.65m x 2.72m) Double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 4** 6' 5" x 5' 7" (1.95m x 1.70m) Double glazed window to rear aspect. Radiator. Ceiling light point.

**Bathroom** Double glazed window to side aspect. Panelled bath. Low flush wc. Pedestal wash hand basin. Partially wall tiled. Floor tiling. Radiator. Spot lighting.

**Externally** Driveway to the front. Large rear garden with patio area and laid to lawn garden with mature trees and shrubs.

**Detached Garage** Brick built garage. Power.

**Price** £425,000

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**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,289 (at the time of writing).

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All

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