



4 Castle Hill Road Prestwich, Manchester, M25 0FR
Offers in the region of £1,250,000

We are truly delighted to offer for sale this magnificent detached family residence in one of Prestwich's most sought after locations, just off Bury New Road. The property offers generously proportioned accommodation with contemporary features and briefly comprises of 5 Receptions, spacious Kitchen, 4 Bedrooms and 3 Bathrooms. This family residence occupies a larger than average plot and provides ample outside space.

Viewings are strictly by appointment only by calling Jonathan Dines & Co on 0161 766 4555.

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Property Approach

The property is located on Castle Hill, set back from the roadside beyond a mature tree line and gated entrance leading onto the substantial off road parking facility.

Entrance Hall

29'8" x 13'8" (max) (9.04m x 4.17m (max))



This majestic entrance hallway certainly provides a "Wow factor" and sets the scene for the remainder of the family residence. Tiled flooring sweeps in through the grand entrance towards the French doors and runs throughout the ground floor of the property, providing an almost Mediterranean feel.



Guest WC

This guest WC offers a contemporary concealed cistern WC and vanity set wash hand basin combination, complimented with splash back tiling and window to the front aspect.

Reception Room

19'9" x 16'2" (6.02m x 4.93m)



Extremely spacious reception room with bay window to front aspect, feature fire setting and tiled flooring running through into the sun room.



4 Castle Hill Road Prestwich, Manchester, M25 0FR

Sun Room

21'10" x 10'6" (6.65m x 3.20m)



Light and airy sun room benefitting from substantial natural light with views of the rear garden and patio hardstanding.

Lounge

16'3" x 14'0" (4.95m x 4.27m)



Contemporary lounge offering a bay window to front aspect, air conditioning unit and tiled flooring.

Inner Hallway

14'3" x 13'1" (max) (4.34m x 3.99m (max))



Sitting area with cloak cupboard, open arch into the hallway, two windows to the side aspect.

Kitchen

6'7" x 21'0" (2.00m x 6.40m)



Substantially spacious kitchen offering a range of base and eye level units finished with white high gloss doors and drawer fronts, complimented with a white fitted worktop and mosaic splash back tiling. The suite is nicely complimented by a tiled floor and down lighters. To the rear aspect there is a window overlooking the rear garden and French doors, leading onto the patio hardstanding.

4 Castle Hill Road Prestwich, Manchester, M25 0FR



Master Bedroom

19'9" x 14'0" (6.02m x 4.27m)



Spacious Master bedroom with carpeted flooring, integrated storage solutions and multiple windows to differing aspects.



Dressing Room

8'6" x 12'10" (2.60m x 3.90m)



Spacious Master bedroom facility with fitted clothing storage solutions on all walls, tiled floor and power points.

Den

28'7" (max) x 14'8" (8.71m (max) x 4.47m)

Spacious den with timber door and window to the front aspect, French doors to the rear patio hardstanding and utility room.

Utility Room

8'2" x 5'9" (2.50m x 1.74m)

Offering worktop with sink, power points, plumbing for washing machine, two wall mounted boilers and two hot water cylinders.

Master En-Suite

Deceptively large en-suite offering: Stand alone bath, corner shower cubicle, close coupled WC, two wash hand basins and window overlooking the rear aspect.

4 Castle Hill Road Prestwich, Manchester, M25 0FR

Bedroom 2

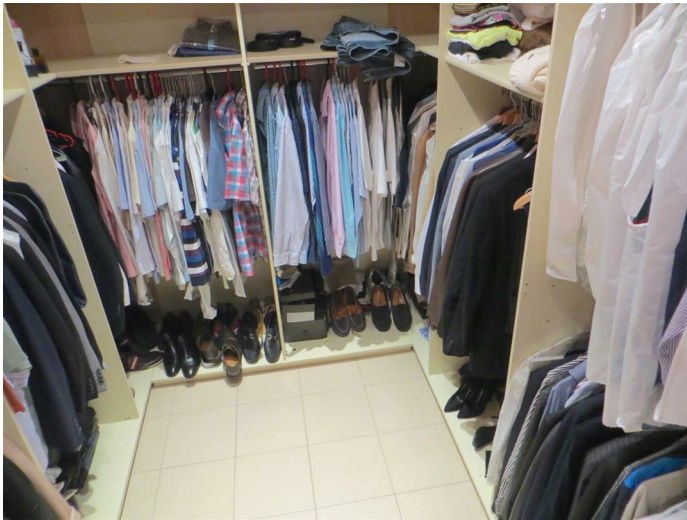
15'6" x 25'3" (4.72m x 7.69m)



Spacious double bedroom with multiple windows to the rear aspect, access into the Jack & Jill bathroom and access to the dressing room.

Dressing Room

8'11" x 10'2" (2.71m x 3.09m)



Wall to wall clothing storage solutions, tiled flooring, lighting.

Jack and Jill En-suite

9'6" (max) x 8'6" (max) (2.90m (max) x 2.59m (max))

Jack & Jill facility shared with Bedroom 4 offering: Corner bath, close coupled WC and vanity basin unit, tiled flooring, lighting.

Bedroom 3

6'1" x 23'0" (1.86m x 7.01m)



Spacious contemporary double bedroom with bay window to the front aspect and access to the en-suite.

En-suite Shower Room

7'7" x 6'9" (2.31m x 2.06m)

En-suite facility offering: Corner shower cubicle, close coupled WC, vanity set basin, two windows to the side aspect and tiled flooring.

Bedroom 4

14'11" x 12'7" (4.55m x 3.83m)



Generous double bedroom with window overlooking the front aspect of the property and walkway to the dressing room.

4 Castle Hill Road Prestwich, Manchester, M25 0FR

Dressing Room

6'2" x 6'8" (1.87m x 2.02m)



Wall to wall clothing storage solutions, tiled flooring, lighting.

Externally



Front: Mature tree line with private gated access to the brick paved driveway frontage.

Rear: Substantial rear garden offering a patio hardstanding and laid lawn garden with mature trees and bedding areas, leading beside the house.



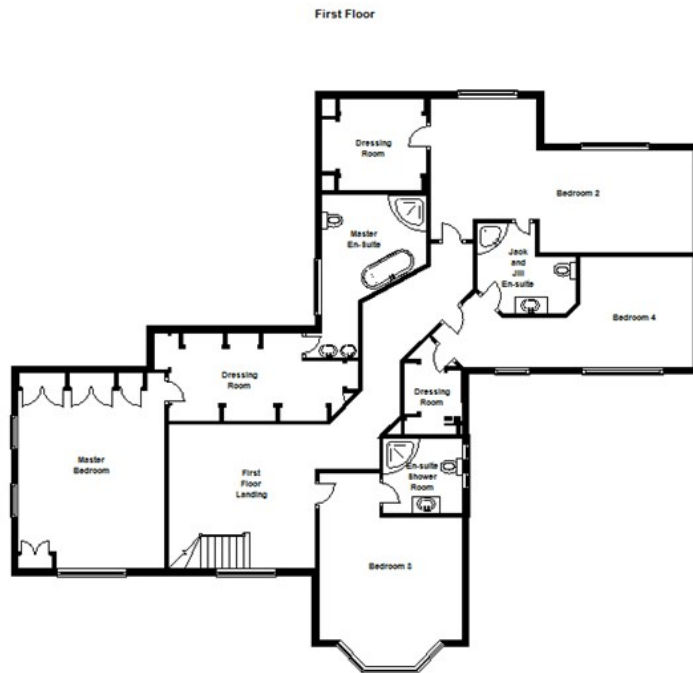
4 Castle Hill Road Prestwich, Manchester, M25 0FR

ADDITIONAL INFORMATION:

Unless otherwise specified, the windows are timber framed with double glazed inserts.

The property has been rated "H" for council tax purposes by B.M.C.





This floor plan is for illustrative purposes only and has not been drafted by an architect. Please see the main body of the brochure for measurements. Plan produced using PlanIQ.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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