



**Church Road, Prestolee, Manchester, M26 1HJ**

**Offers Over £150,000**

**FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! RECENTLY FULLY REPAINTED THROUGHOUT! BRAND NEW CARPETS TO THE GROUND FLOOR! IDEAL FOR FIRST TIME BUYERS!** A well presented 2 bedroom mid terraced property located on Church Road in the Prestolee area of Radcliffe in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature living flame gas fire and surround, a fully fitted kitchen with an integrated gas hob, oven, breakfast bar and an open plan dining area, a rear porch and a fully enclosed low maintenance rear yard. To the upper floor you will find 2 bedrooms, a very spacious Master bedroom and a single bedroom, a Family bathroom with a 4 piece suite in white, including a basin, toilet, bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Close by to local schools, Kearsley Railway Station and the M60 motorway junction. The EPC is on order and will be live on the advert soon. Leasehold property with 769 years left on the lease. Ground rent is 2.10 GBP per annum.





## ACCOMMODATION

### **Entrance Vestibule** 3' 11" x 3' 1" (1.2m x 0.94m)

The entrance vestibule to the front of the property. Fitted with a double glazed entrance door to the front aspect.

### **Lounge** 13' 6" x 15' 8" (4.12m x 4.78m)

A spacious lounge with a feature living flame gas fire and surround. Freshly decorated in white with a brand new grey coloured carpet. Plenty of space for modern furniture to fit easily. A large double glazed window is fitted to the front aspect, letting in lots of natural light. Warmed by a gas central heated radiator.

### **Kitchen** 11' 2" x 15' 1" (3.41m x 4.61m)

A modern fully fitted kitchen including an integrated gas hob, oven, breakfast bar and an open plan dining area. Decorated in white with a grey vinyl floor, with a brand new grey coloured carpet to the dining area. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Porch**

The rear porch, offers additional storage space.

### **Rear Yard**

A fully enclosed, low maintenance yard to the rear.

### **Upper floor Landing** 5' 0" x 8' 11" (1.52m x 2.73m)

The upper floor landing area. Freshly decorated in white, with a beige coloured carpet.

### **Master bedroom** 11' 3" x 15' 7" (3.44m x 4.76m)

A very spacious double sized Master bedroom to the front of the property. Freshly decorated in white, with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 12' 10" x 6' 2" (3.9m x 1.87m)

A single sized bedroom to the rear of the property. Freshly decorated in white, with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 8' 6" x 9' 1" (2.58m x 2.76m)

A modern Family bathroom with a 4 piece suite in white, including a basin, toilet, bath tub and a shower cabinet. Freshly decorated in white, with a grey vinyl floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.





