



1 Wells Avenue, Prestwich M25 0GN



Bedrooms: 6 Bathrooms: 4 Reception Rooms: 3

Philip Ellis Estate and Lettings

Asking Price £1,350,000



An Exceptional Architect-Designed Family Residence in the Heart of Prestwich – Over 3,135 Sq. Ft. of Contemporary Elegance

Philip Ellis Estate Agents are delighted to present to market this truly outstanding, architecturally designed detached residence, brought to market for the very first time. Meticulously crafted to the highest standards, this **bespoke contemporary home** offers an impressive **3,135 sq. ft.** of refined living space, combining luxurious style with exceptional practicality.

Set in the prestigious **Wells Avenue** in the highly sought-after **Sedgley Park area of Prestwich**, this remarkable six-bedroom property is a rare opportunity to acquire a home of such scale, quality, and architectural distinction in a prime location.

Property Highlights:

- **Six generously proportioned bedrooms**, including a palatial principal suite.
- **Four luxurious bathrooms**, fitted with premium Porcelain tiles.
- **Three separate reception rooms**, ideal for entertaining or multi-generational living.
- **Bespoke Diane Berry-designed kitchen** with integrated Miele appliances and a striking marble island. Utility Room to the



side.

- **Landscaped gardens on three sides**, offering both privacy and beauty.
- **Elegant kerb appeal.**

A Home Designed for Modern Luxury Living

From the moment you enter, the sense of grandeur is unmistakable. A wide entrance hall and bespoke staircase set the tone for what lies beyond – light-filled interiors, expansive living areas, and elegant design details at every turn.

The ground floor flows effortlessly, featuring a **formal living room** with patio doors opening onto the decked area and garden, a **sophisticated dining room** overlooking mature landscaping, and a **flexible reception space** ideal as a home office, gym, or separate annexe.

At the heart of the home lies the **show-stopping kitchen**. Crafted by award-winning designer **Diane Berry**, it boasts sleek marble worktops, a feature island, induction hob with retractable extraction system, and the finest integrated appliances. A large **utility room** is discreetly positioned off the kitchen, offering additional functionality and even scope to be used as a second (Pesach) kitchen.

First Floor: A Private Retreat

Upstairs, the **principal bedroom suite** is a sanctuary of style –



complete with a **private dressing room**, walk-in wardrobe, bathed in natural light from an overhead skylight. **A spectacular en-suite bathroom** featuring a stone freestanding bath, walk-in rainfall shower, and designer fittings. A private **balcony** offers a tranquil spot for a pleasurable morning coffee.

The second bedroom also benefits from a bespoke beautiful en-suite shower room, while two further double bedrooms share a beautifully appointed family bathroom. All bedrooms are finished to exacting standards with bespoke cabinetry and premium finishes.

Second Floor: Elevated Views & Privacy

The top floor offers two further double bedrooms with **panoramic skyline views** through skylight windows and a stylish family shower room, making this an ideal space for older children, guests, or live-in help.

Exterior & Location

The home is framed by **manicured gardens**, including two large decked entertaining areas, mature plants, and flowering borders.

Situated just moments from **Heaton Park**, and within walking distance to the vibrant shops, cafés, and restaurants of **Prestwich Village**, the property enjoys **excellent transport links**, including nearby Metrolink stations and convenient access to the M60 motorway.

This is a **rare and remarkable opportunity** to acquire one of Prestwich's finest modern homes – **a true statement of contemporary design and family luxury.**



Disclaimer

This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 Philip Ellis Estate and Lettings or any staff member in any way as being functional or regulation compliant. Philip Ellis Estate And Lettings do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, 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 and should be used as such by any interested party.





1 Wells Avenue, Prestwich, M25 0GN

Approximate Gross Internal Area = 285.4 sq m / 3072 sq ft

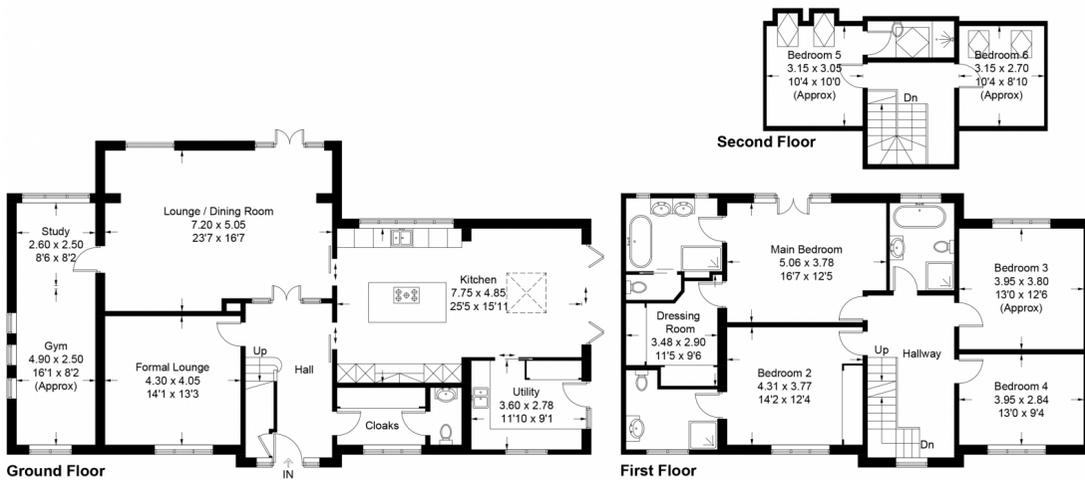


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1215075)

For more information please see the Energy Performance Certificate



PHILIP ELLIS™

ESTATE AND LETTINGS

To arrange your viewing ...

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Energy performance certificate (EPC)

1, Wells Avenue
Prestwich
MANCHESTER
M25 0GN

Energy rating

E

Valid until: 21 November 2029

Certificate number: 8961-7729-6339-3702-0922

Property type: Detached house

Total floor area: 171 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 270 mm loft insulation	Good
Window	Partial double glazing	Average
Main heating	Boiler and radiators, mains gas	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 318 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£2,019 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £838 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 17,294 kWh per year for heating
 - 3,681 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 9.5 tonnes of CO₂

This property's potential production 4.1 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£179
2. Draught proofing	£80 - £120	£19
3. Hot water cylinder thermostat	£200 - £400	£146
4. Condensing boiler	£2,200 - £3,000	£457
5. Solar water heating	£4,000 - £6,000	£38
6. Solar photovoltaic panels	£3,500 - £5,500	£282

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
 - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
 - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
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Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Gary Fulton
Telephone	(0)7738 003 293
Email	ticitiboo@live.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID202541
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	22 November 2019
Date of certificate	22 November 2019
Type of assessment	RdSAP
