



pearson
ferrier®



63 SCHOLLS LANE
Prestwich, M25 0AW
£440,000

63 SCHOLLES LANE

Property at a glance

- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Freehold
- Walk in Condition
- Good Size Gardens
- Character Features
- Open Plan Kitchen Diner
- Close to Heaton Park
- Deceptively Spacious

This deceptively spacious four bedroom, three reception semi detached property is ideally located for a growing family, being a short stroll from Heaton Park and within easy walking distance of Prestwich Village and all the bars, restaurants and shops on offer not to mention the Metrolink.

The home is particularly appealing with plenty of character features throughout such as exposed brick walls, period fireplaces, polished wooden floorboards and wood burning stove.

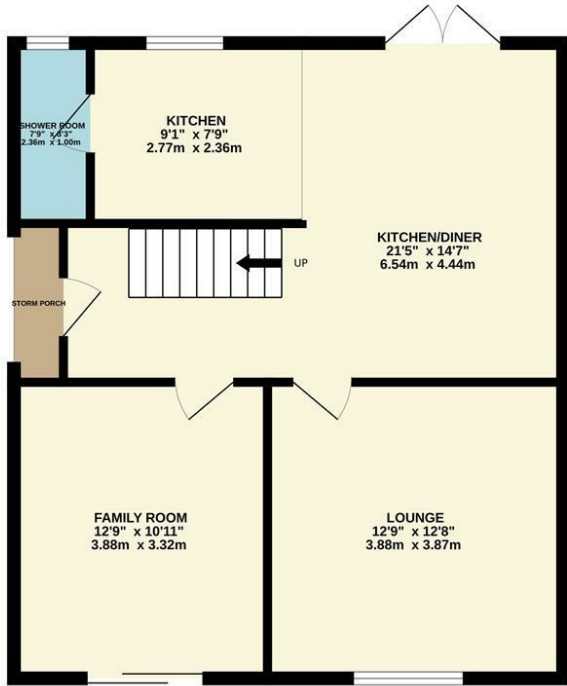
The accommodation on offer comprises briefly a storm porch with stained glass door, large open plan kitchen diner with double doors onto the rear garden, lounge with wood burning stove, family room overlooking the front garden and downstairs shower room. To the first floor is a large landing, four well proportioned bedrooms and a modern white family bathroom. Externally are well stocked gardens to the front and rear garden, the rear garden has a large decked area ideal for after work drinks or al fresco dining.

For more information or to arrange a viewing please contact the office.

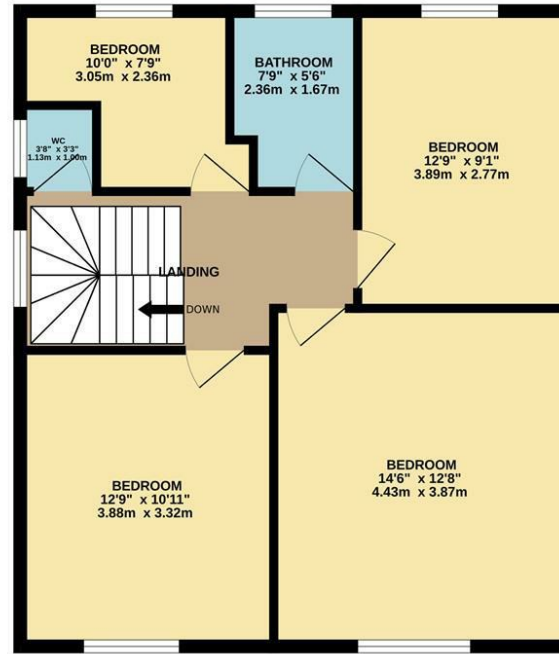




GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

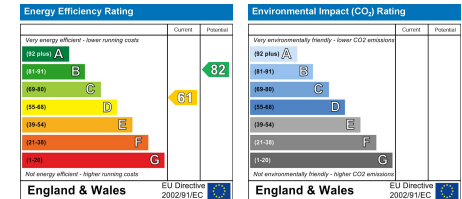


1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.