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17 VENWOOD ROAD  
Prestwich, M25 9UE  
Offers In The Region Of £210,000

# 17 VENWOOD ROAD

## Property at a glance

A neatly presented two bedroom end quasi-semi conveniently placed for easy access to all local amenities including nearby schools, shops, locals bars & restaurants, local places of worship and Prestwich met station and the nearby motorway networks providing easy access into Manchester City centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, gas central heating system, feature lounge, dining kitchen with integrated appliances, two double bedrooms and a recently installed modern stylish shower room. Outside - gardens to the front and rear. The accommodation briefly comprises: reception, lounge, kitchen, first floor, two double bedrooms and shower room. Outside - gardens to the front and rear.

## Additional Information:

Tenure - Freehold

Council Tax band A payable to Bury MBC.

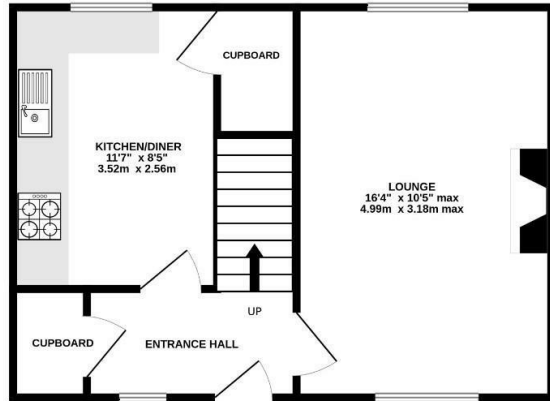
Council Tax rates amount for 2023/2024 = £1453.03

EPC Rating: TBC

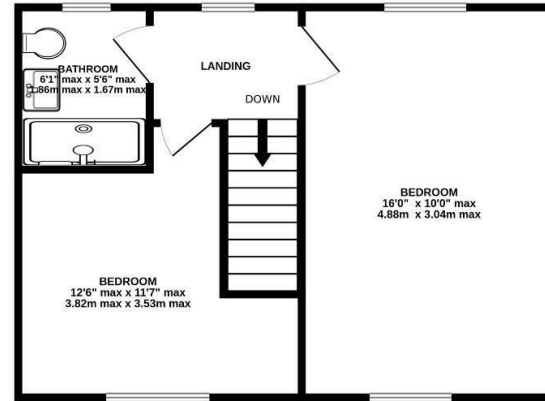




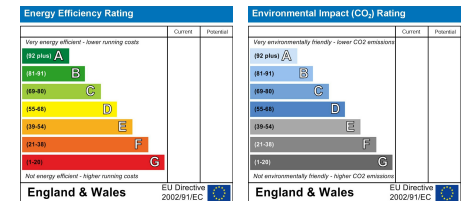
GROUND FLOOR



1ST FLOOR



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.  
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