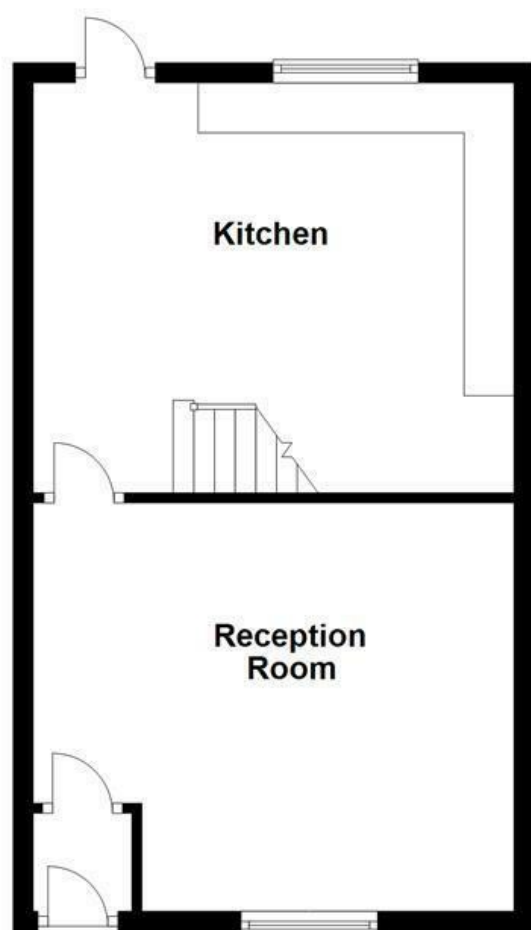
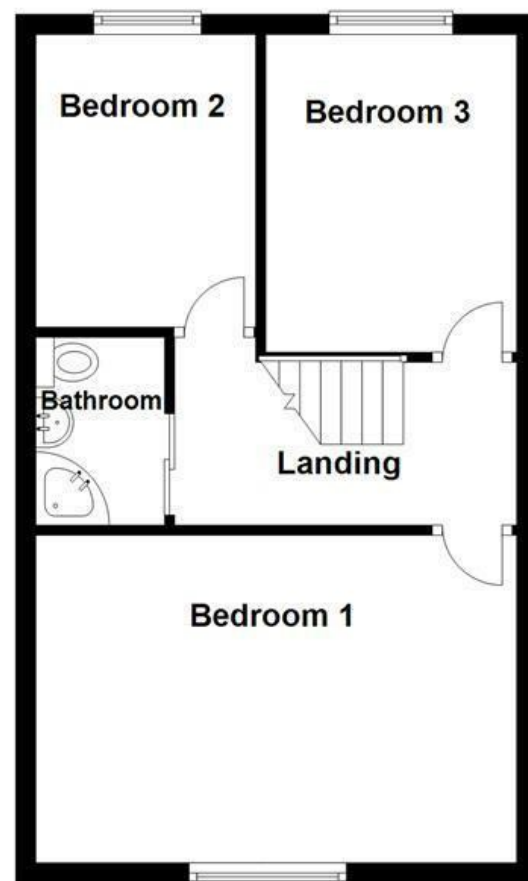


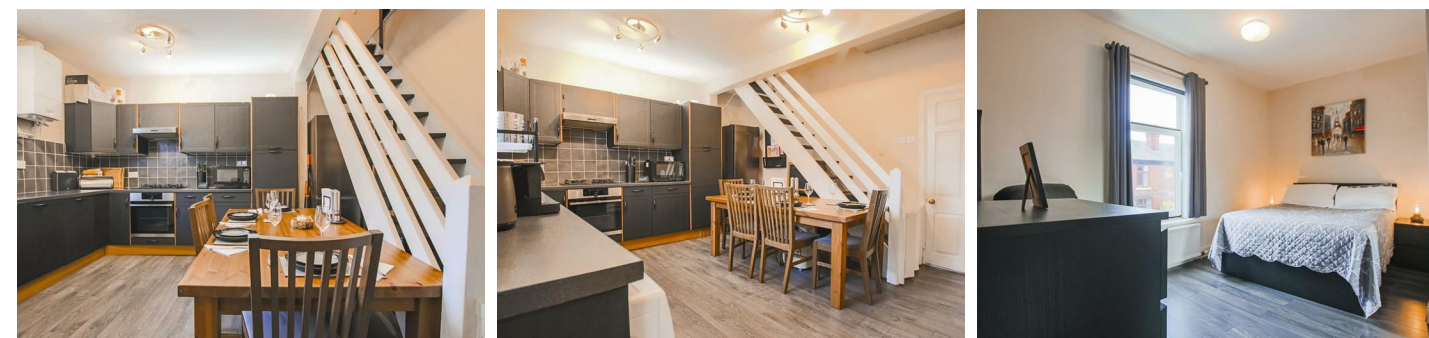
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 89        |
| (81-91) B                                   |  | 74                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Ernest Street, Prestwich, M25 3HZ

### Offers Over £270,000

BEAUTIFULLY PRESENTED THREE BEDROOM MID-TERRACE

This three bedroom mid-terrace is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a small/growing family looking for their long term home, ready to move into. The property boasts a recently fitted kitchen, a spacious reception room with a log burning stove.

Comprising briefly, to the ground floor; entrance via the vestibule which has a door into the reception room. Flowing internally from the reception room is the kitchen which has the door to the rear and the stairs to the first floor. To the first floor is a landing to three bedrooms and a family bathroom. Externally to the rear is an enclosed rear artificial lawn garden and paved patio seating area, with a gate to a shared access road.

For further information or to arrange a viewing please contact our Bury office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea



# Ernest Street, Prestwich, M25 3HZ

## Offers Over £270,000



- Mid Terrace Property
- Spacious Reception Room With Log Burner
- On Street Parking
- EPC Rating: C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Contemporary Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band B

### Ground Floor

#### Entrance Vestibule

3'3 x 3'2 (0.99m x 0.97m)

UPVC double glazed front entrance door and door to the reception room.

#### Reception Room

15'9 x 13'5 (4.80m x 4.09m)

UPVC double glazed window, two central heating radiators, cast iron log burning stove, dado rail, two feature wall lights, laminate flooring and door to the kitchen.

#### Kitchen

15' x 13'5 (4.57m x 4.09m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, boiler, laminate flooring, stairs to the first floor and door to the rear.

### First Floor

#### Landing

Doors to three bedrooms and bathroom.

#### Bedroom One

15'2 x 10'9 (4.62m x 3.28m)

UPVC double glazed window, central heating radiator and laminate flooring.

#### Bedroom Two

9'7 x 7'3 (2.92m x 2.21m)

UPVC double glazed window, central heating radiator and laminate flooring.

#### Bedroom Three

10'6 x 7'10 (3.20m x 2.39m)

UPVC double glazed window, central heating radiator and laminate flooring.

#### Bathroom

8'3 x 4'3 (2.51m x 1.30m)

Central heating towel rail, corner bath with direct feed shower overhead, vanity top wash basin, dual flush WC, tiled elevations, spotlights and tiled flooring.

### External

#### Rear

Enclosed yard.

