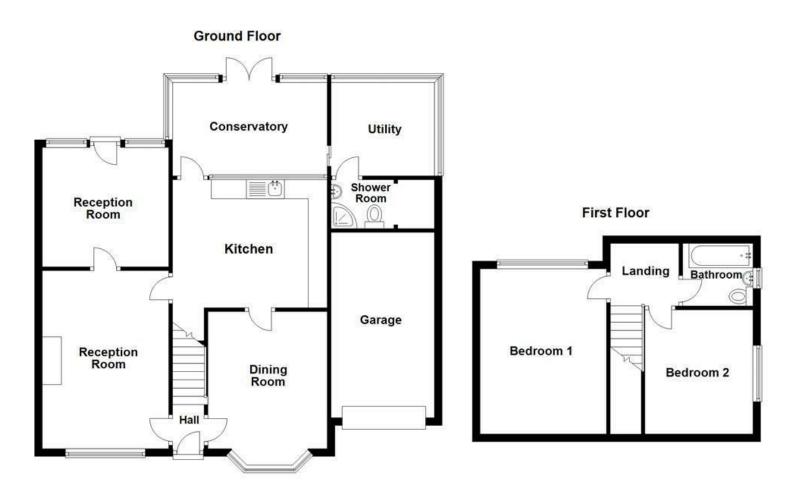
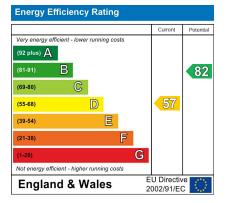
# KEENANS Sales & Lettings



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.



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## **Croft Avenue, Prestwich, M25 2SE** £300,000

A WONDERFUL TWO-BEDROOM FAMILY HOME

Welcome to Croft Avenue, Prestwich - a charming location for this lovely two-bedroom house that offers plenty of versatility for its new owners.

Upon entering, you are greeted by three reception rooms that provide ample space for entertaining or relaxing. The current owners are using the dining room as a third bedroom to allow extra space. On the first floor, the property boasts two cosy bedrooms.

The house features a well-maintained bathroom, ensuring convenience for all residents. Additionally, the ample off-road parking is a rare find in this area, making it easy for you and your guests to park without any hassle

One of the highlights of this property is the large garden to the rear, offering a tranquil space to unwind or host outdoor gatherings. The garden provides a perfect opportunity for gardening enthusiasts to create their own oasis in the city.

Furthermore, the property includes a large garage, providing not only parking space but also additional storage or potential for conversion into a workshop or hobby room.

### Croft Avenue, Prestwich, M25 2SE £300,000













Two Bedrooms



- Semi Detached Property
- Conservatory
- Off Road Parking
- EPC Rating: D

#### **Ground Floor**

#### **Entrance Hall**

9' x 2'9 (2.74m x 0.84m)

Hardwood single glazed stained entrance door, stairs to first floor and doors to two reception rooms.

#### **Reception Room One**

15'4 x 10'11 (4.67m x 3.33m)

UPVC double glazed window, central heating radiator, coal effect gas fire with marble hearth, surround and wooden mantel, doors to kitchen

#### **Reception Room Two**

11'10 x 10'3 (3.61m x 3.12m)

UPVC double glazed bay window, central heating radiator and

#### Kitchen

13'4 x 11' (4.06m x 3.35m)

Hardwood single glazed window, central heating radiator, range of wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven with four burner gas hob and extractor hood, space for fridge, space for freezer, plumbing for dishwasher, open to under stairs storage and single glazed door

#### **Reception Room Three**

10'11 x 9'10 (3.33m x 3.00m)

Two UPVC double glazed windows, central heating radiator and UPVC double glazed door to rear.

#### Conservatory

13'4 x 8' (4.06m x 2.44m)

UPVC double glazed windows, UPVC sliding door to utility, tiled flooring and UPVC double glazed French doors to rear.

#### **Utility Room**

8'11 x 8' (2.72m x 2.44m)

UPVC double glazed windows, plumbing for washing machine, space for chest freezer, space for fridge freezer and door to shower room.

#### **Shower Room**

5'5 x 4'3 (1.65m x 1.30m)

Low base WC, vanity top wash basin, electric feed corner shower and tiled effect flooring.

#### **First Floor**

#### Landing

5'11 x 5'5 (1.80m x 1.65m)

Loft access, doors to two bedrooms and family bathroom.

#### **Bedroom One**

14'3 x 10'11 (4.34m x 3.33m)

UPVC double glazed window and central heating radiator.

- Fitted Kitchen And Separate Utility Room
- Freehold

- Three Versatile Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

#### **Bedroom Two**

10'8 x 9'4 (3.25m x 2.84m)

UPVC double glazed window and central heating radiator.

#### **Bathroom**

6'1 x 5'5 (1.85m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, P-shaped panel bath with electric shower over, tiled elevations and tiled flooring.

#### **External**

#### Rear

Paved patio, laid to lawn, greenhouse and timber shed.

#### Front

Laid to lawn, bedding areas and driveway leading to garage.

#### Garage

15'11 x 8'11 (4.85m x 2.72m)















