



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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

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- Semi Detached Property
- Conservatory
- Off Road Parking
- EPC Rating: D
- Two Bedrooms
- Fitted Kitchen And Separate Utility Room
- Freehold
- Three Versatile Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

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 and reception room three.

Reception Room Two

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

UPVC double glazed bay window, central heating radiator and Worcester boiler.

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 to conservatory.

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.

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)



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