

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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Duckworth Road, Prestwich, M25 9QH

Offers Over £325,000

SPACIOUS FAMILY HOME

Welcome to this enviable property located on Duckworth Road in the sought-after area of Prestwich, Manchester. This delightful house boasts an extended kitchen and living area, providing you with ample space to entertain friends and family or simply relax in style.

As you step inside, you'll be greeted by a modern decor that complements the contemporary appliances, creating a warm and inviting atmosphere throughout the property. The spacious layout of this family home offers plenty of room for everyone to enjoy their own space while still being able to come together in the heart of the home.

Conveniently situated on a quiet street, you can enjoy peace and tranquillity while still having easy access to a variety of local amenities. Whether you're looking to grab a quick bite to eat, do some shopping, or simply take a leisurely stroll, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this lovely property your new home. Book a viewing today and experience the comfort and convenience that this house has to offer.

Duckworth Road, Prestwich, M25 9QH

Offers Over £325,000



- Tenure Freehold
- Off Road Parking With Block Paved Driveway
- Fitted Kitchen And Two Bathrooms
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Spacious Semi Detached Property
- Ideal Family Home With Viewing Essential
- EPC Rating D
- Four Bedrooms
- Enclosed Ample Sized Garden Space

Ground Floor

UPVC double glazed door to porch.

Porch

6'8 x 3'6 (2.03m x 1.07m)

Two UPVC double glazed windows, tiled floor and door to hall.

Hall

11'11 x 6'5 (3.63m x 1.96m)

Central heating radiator, coving, doors to two reception rooms, kitchen, stairs to first floor and laminate flooring.

Reception Room One

12'10 x 11'6 (3.91m x 3.51m)

UPVC double glazed box bay window, central heating radiator, coving, gas fire with decorative surround, two feature wall lights and laminate flooring.

Reception Room Two

24'4 x 11'7 (7.42m x 3.53m)

UPVC double glazed window, central heating radiator, coving, radiant fire with decorative surround, television point and laminate flooring.

Kitchen

18'11 x 6'1 (5.77m x 1.85m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with four ring gas hob, stainless steel splash back and extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, integrated fridge freezer, integrated dishwasher, tiled floor, storage and door to rear.

First Floor

Landing

9'2 x 7'7 (2.79m x 2.31m)

UPVC double glazed frosted window, doors to bathroom, bedroom two, three and four, stairs to second floor.

Bedroom Two

14'5 x 10'7 (4.39m x 3.23m)

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

Bedroom Three

12'2 x 10'8 (3.71m x 3.25m)

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

Bedroom Four

8'6 x 7'1 (2.59m x 2.16m)

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

Bathroom

6'8 x 5'11 (2.03m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, overhead electric feed shower, tiled elevation, LED spotlights and tiled floor.

Second Floor

Bedroom One

17'10 x 12'4 (5.44m x 3.76m)

Two Velux windows, central heating radiator and door to en suite.

En Suite

8'11 x 4'9 (2.72m x 1.45m)

Velux window, central heating radiator, low level WC, wall mounted wash basin, enclosed direct feed shower, tiled elevation and tiled floor.

External

Rear

Enclosed paved area with timber shed, laid to lawn garden, bedding areas and mature shrubs.

Front

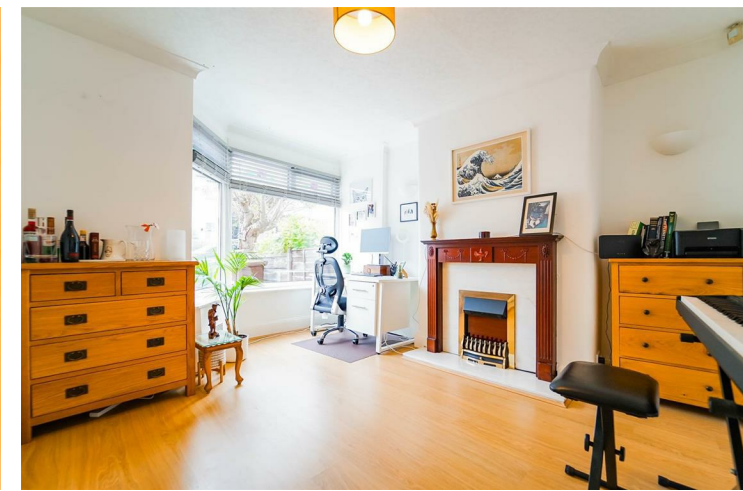
Block paved driveway for ample off road parking.

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