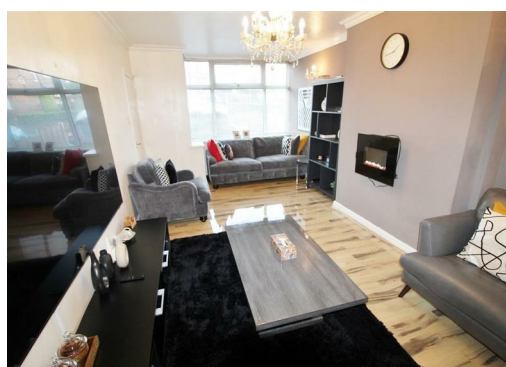




Edgware Avenue, Prestwich, M25 0DW

£330,000

PRICED TO SELL NOW!!! Much extended & improved semi detached house in popular area. 3 reception rooms, modern kitchen, 3 double bedrooms plus bathroom & shower room. MUST BE VIEWED!!!



15 Edgware Avenue, Prestwich, M25 0DW

We are delighted to offer for sale this much improved and extended semi detached house located in this popular area with access to amenities and transport links. The property has been greatly improved with the addition of a 2 storey extension to the rear plus a conservatory and porch and now offers impressive accommodation at over 1100 sq/ft.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus a modern bathroom and further shower room. Items of note include the walk in bay and electric fire to the lounge, french doors to the rear, fitted wardrobes and units to all 3 bedrooms plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with fitted flooring and blinds included.

To the ground floor is an entrance porch, hallway, lounge, dining room, kitchen and conservatory. Off the first floor landing are 3 double bedrooms plus a family bathroom and further shower room. There is a boarded loft with ladder access plus power and light.

The property is located on an impressive plot with private lawned garden to the rear with external tap, power and light plus access to a useful under store. There is off road parking plus gated secure patio area to the side of the property.

Tenure - Freehold
Council Tax - Band C

The property comprises.

GROUND FLOOR

Porch

Entrance Hall

With laminate flooring.

Lounge 20'5"(max) x 10'4"(max) (6.23m(max) x 3.16m(max))

With a walk in bay window, electric fire plus laminate flooring.

Dining Room 10'8" x 10'7" (3.27m x 3.25m)

With fitted carpets.

Kitchen 23'10"(max) x 6'3"(max) (7.27m(max) x 1.93m(max))

A light dual aspect room having a comprehensive range of modern wall and base units with complimenting laminate worktops, tiling and floor tiling. With oven, hob, hood, dishwasher, washing machine, drier and american fridge/freezer. Door leading to side of property.

Conservatory 10'8"(max) x 9'2"(max) (3.26m(max) x 2.80m(max))

With timber flooring and blinds. French doors leading to rear garden.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'0"(max) x 9'1"(max) (3.66m(max) x 2.77m(max))

With feature walk in bay window plus fitted wardrobes and units, carpets and blinds.

Bedroom 2 20'5"(max) x 9'1"(max) (6.24m(max) x 2.78m(max))

With fitted wardrobes and units plus carpets and blinds.

Bedroom 3 11'5" x 7'9" (3.48m x 2.38m)

A further double bedroom with fitted wardrobes and units plus carpets and blinds.

Bathroom 9'7" x 4'5" (2.93m x 1.37m)

Having a modern suite with wall and floor tiling plus recessed spot lights.

Shower Room 7'8"(max) x 5'4"(max) (2.35m(max) x 1.64m(max))

Having modern sanitary ware with tiling, floor tiling and recessed spot lights.

EXTERNAL

The property is located on an impressive plot with private lawned garden to the rear with external tap, power and light plus access to a useful under store. There is off road parking plus gated secure patio area to the side of the property.





