



HILTON LANE, PRESTWICH. M25 9SD



- Stunning Semi Detached
- Three Fitted Bedrooms
- Fitted Breakfast Kitchen with Utility
- Modern Four Piece Bathroom
- Two Reception Rooms
- Hardens to Three Sides
- Driveway Parking & Garage
- Sought After Location



OIRO £375,000

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Located in the ever popular area of Prestwich, this elegant three bedroom 1930s semi detached house occupies a superb location on the corner of Hilton Lane and Headlands Drive and enjoys mature well tended gardens to all three sides. The rear also benefits from driveway parking leading to a detached garage. The accommodation is very well presented and currently comprises entrance hall, dining room, lounge, sizable extended breakfast kitchen, utility room, guest WC, three fitted bedrooms and a modern four piece bathroom. This is a stunning semi detached property occupying a slightly elevated position and is in moving condition. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall Double glazed door to the front elevation leading into the hall. Stairs lead off the first floor landing. Dado rail. Radiator.

Guest WC Double glazed window to the side elevation. Two piece suite comprising wash and basin and close coupled WC. Chrome heated towel rail. Part tiled elevations. Tiled floor.

Lounge 12' 6" x 12' 6" (3.8m x 3.8m) Double glazed bay window and door to the rear elevation. Living flame gas fire. Radiator.

Dining Room 12' 10" x 12' 6" (3.9m x 3.8m) Double glazed bay window to the front elevation enjoying elevated views. Radiator. Living flame gas fire.

Kitchen/Breakfast Room 13' 5" x 12' 6" (4.1m x 3.8m) Double glazed window to the rear and side elevations. Double glazed door to the rear. Attractive range of base units with contrasting work surfaces and matching wall mounted cabinets. Central breakfast island. Inset one and a half bowl sink and drainer. Four burner gas hob. Electric double oven. Integrated fridge and freezer. Integrated wine rack. Radiator. Part tiled elevations. Pantry. Door leads off to utility room.

Utility room 6' 11" x 5' 7" (2.1m x 1.7m) Double glazed window to the side elevation. Range of base units with complementary work surfaces and matching wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine and dryer. Tiled floor.

First Floor Landing Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access

Bedroom 1 12' 10" x 11' 2" (3.9m x 3.4m) Double glazed bay window to the front elevation. Range of fitted bedroom furniture. Radiator.

Bedroom 2 12' 6" x 10' 6" (3.8m x 3.2m) Double glazed window to the front elevation to the rear elevation. Range of fitted bedroom furniture. Radiator.

Bedroom 3 7' 7" x 6' 7" (2.3m x 2.0m) Double glazed window to the front elevation. Range of fitted bedroom furniture. Radiator.

Bathroom 6' 7" x 6' 3" (2.0m x 1.9m) Modern four piece suite comprising bath vanity sink unit dual/WC and walk in shower with drench head. Tiled elevations. Tiled floor.

Externally The property enjoys mature gardens to all three sides with a detached garage and driveway to the rear.

Price OIRO £375,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 6th February 1934, meaning that there are 907 years remaining. Our clients advise us that leasehold charge is £3.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,034 (at the time of writing).

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All

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