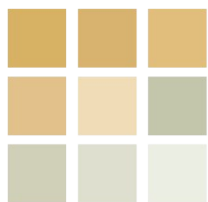




pearson
ferrier®



21 ORANGE HILL ROAD
Prestwich, M25 1LR
Offers In The Region Of £295,000

21 ORANGE HILL ROAD

Property at a glance

- 3-bedroom period property
- Newly installed roof + double glazing
- Walking distance to Heaton Park
- Mediterranean-style interior design
- Spacious converted loft space
- Three generous double bedrooms
- No onward chain
- Low-maintenance private rear yard

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Located in a sought-after neighborhood, this beautifully presented 3-bedroom mid-terraced period property blends classic charm with contemporary style. Boasting a newly installed roof and double glazing, ensuring modern comfort and low maintenance while retaining its characterful appeal. With three spacious double bedrooms and generous living space to the ground floor, the property offers ample space for families or professionals. With on-trend Mediterranean-style interior, featuring warm, earthy tones and sleek finishes, the ground floor layout includes a large bright and airy living area, a well-appointed kitchen, and a low-maintenance rear garden. Located in a vibrant community only a short walk to Heaton Park, you are also with excellent transport links, local amenities, and schools nearby - this home is perfect for those seeking a blend of style, comfort, and convenience. Offered with no onward chain, this property with a classic facade is a great opportunity in a prime location. Viewings are highly recommended – contact us today to arrange a viewing!





GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

2ND FLOOR
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G	1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.