



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(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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## Hilton Lane, Prestwich, M25 9QZ

£850,000

AN EXQUISITE SEMI DETACHED FAMILY HOME

Nestled on Hilton Lane in the charming area of Prestwich, this exquisite semi-detached house is a true gem, brimming with character and style. With five generously sized bedrooms and two well-appointed bathrooms, this property offers ample space for families of all sizes. The interior boasts three inviting reception rooms, perfect for both relaxation and entertaining, alongside an open-plan kitchen that enhances the flow of the home.

Spread over three floors, this residence is designed with high-quality finishes and thoughtful details that create a warm and welcoming atmosphere. The outdoor space is equally impressive, featuring a beautifully landscaped garden that includes a delightful summer house and a fully equipped storage shed, making it an ideal setting for outdoor gatherings or quiet moments of reflection. The front of the property provides ample off-road parking for multiple vehicles, ensuring convenience for residents and guests alike.

Located in a highly sought-after area, this home is conveniently close to local schools, bus routes, and various amenities. Additionally, it offers excellent transport links to Manchester, Salford, Bury, and major motorways, making it perfect for those who commute or enjoy exploring the wider region.

# Hilton Lane, Prestwich, M25 9QZ

£850,000



- Impressive Semi Detached Property
- Open Plan Living
- Ample Off Road Parking
- EPC Rating C
- Five Bedrooms
- Spread Across Three Floors
- Tenure Rentcharge
- Two Bathrooms
- Stunning Rear Garden with Summer House
- Council Tax Band D

## Ground Floor

### Entrance Hall

11'3 x 7'10 (3.43m x 2.39m)

Hardwood solid oak double glazed frosted front door, hardwood double glazed frosted led window, cornice coving, smoke detector, spotlights, under stairs storage, wood effect laminate flooring, oak doors leading to reception room, open plan kitchen/dining/living area, WC and stairs to first floor.

### WC

4'6 x 3'2 (1.37m x 0.97m)

Dual flush WC, vanity top wash basin with mixer tap, tiled elevations, extractor fan, spotlights and tiled flooring.

### Reception Room

28'11 x 11'10 (8.81m x 3.61m)

Hardwood double glazed led bay window, UPVC double glazed led window, two central heating radiators, cornice coving, two ceiling roses, cast iron multifuel burner with granite hearth and surround, television point and hardwood double glazed led double doors to rear.

### Open Plan Kitchen/Dining/Living Area

26'7 x 20'3 (8.10m x 6.17m)

Hardwood double glazed led bay window, two hardwood double glazed led windows, central heating radiator, coving, spotlights, smoke detector, range of panelled wall and base units with granite effect work surfaces and splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise oven, combi microwave and warming drawer, four ring induction hob, hot plate and extractor hood, integrated dishwasher, space for American-style fridge freezer, under unit lighting, television point, breakfast bar, part solid wood flooring, part tiled flooring, open to garden room and oak door to utility.

### Garden Room

13'8 x 9'2 (4.17m x 2.79m)

Hardwood double glazed led windows, central heating radiator, spotlights, integrated shelving and storage, solid wood flooring and hardwood double glazed led French doors to rear.

### Utility

6'4 x 5'2 (1.93m x 1.57m)

Central heating radiator, Worcester boiler, plumbing for washing machine, space for dryer, granite effect work surfaces, tiled splashback, solid wood flooring and hardwood double glazed led door to boot room.

## Boot Room

10'1 x 3'5 (3.07m x 1.04m)

Hardwood double glazed led window, Belfast sink, tiled flooring and hardwood double glazed led door to rear.

## First Floor

### Landing

14'8 x 11'3 (4.47m x 3.43m)

Hardwood double glazed led frosted window, central heating radiator, smoke detector, spotlights, oak doors leading to three bedrooms, bathroom and stairs to second floor.

### Bedroom One

20'5 x 11'4 (6.22m x 3.45m)

Hardwood double glazed led bay window, hardwood double glazed led window, central heating radiator, coving, oak doors leading to walk-in wardrobe and en suite.

### Walk-in Wardrobe

6'1 x 5'6 (1.85m x 1.68m)

Hardwood double glazed led frosted window, integrated storage and shelving.

### En Suite

9'8 x 5'6 (2.95m x 1.68m)

Hardwood double glazed frosted led window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosed, tiled elevations, spotlights and tiled flooring.

### Bedroom Two

12'10 x 11'11 (3.91m x 3.63m)

Hardwood double glazed led window, central heating radiator, coving, fitted wardrobes, spotlights and vinyl flooring.

### Bedroom Three

13'4 x 11'11 (4.06m x 3.63m)

Hardwood double glazed led bay window, central heating radiator, coving, fitted wardrobes and spotlights.

### Bathroom

9'8 x 7'8 (2.95m x 2.34m)

Hardwood double glazed frosted led window, central heated towel rail, tiled panel bath with waterfall mixer tap and rinse head, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed shower, tiled elevations, spotlights and tiled flooring.

## Second Floor

### Landing

11'4 x 7'9 (3.45m x 2.36m)

Spotlights, smoke detector, coving, oak doors leading to bedroom four and bedroom five.

### Bedroom Four

13'8 x 10'7 (4.17m x 3.23m)

Hardwood double glazed led window, central heating radiator, spotlights, smoke detector, eave storage and open to walk-in wardrobe.

### Walk-in Wardrobe

7'10 x 5'4 (2.39m x 1.63m)

Spotlights, integrated shelving and storage.

### Bedroom Five

14'4 x 8'1 (4.37m x 2.46m)

Velux window, central heating radiator, spotlights and eave storage.

### External

### Rear

Wraparound garden with laid to lawn, paving, bedding areas, composite decking, access to summer house and storage shed.

### Summer House

24'11 x 12'4 (7.59m x 3.76m)

Aluminium double glazed window, spotlights, extractor fan, power, bar, Belfast double sink with Quooker boiling water tap, storage cupboard with plumbing for washing machine and aluminium double glazed sliding front entrance door.

### Store

18'6 x 8'6 (5.64m x 2.59m)

Light and power.

### Front

Block paved driveway.



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