



Independent Estate Agents
Cardwells Est. 1982
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FAIRWAY, PRESTWICH, M25



- Extended Three Bedroom Semi Detached
- Three Reception Rooms
- Newly Fitted Roof & Boiler
- Downstairs Shower Room
- No Onward Chain Delay
- Ideal Family Home
- Early Viewing Advised



£350,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this superb extended three bedroom semi-detached family home, situated in a highly sought-after residential location in Prestwich. Offering spacious and versatile accommodation throughout, this impressive property is offered with no onward chain delay and benefits from Freehold tenure, making it an excellent opportunity for growing families looking to settle in one of the area's most desirable locations. The property has been thoughtfully extended to provide a generous amount of living and entertaining space, including three separate reception rooms alongside a superb breakfast kitchen. The additional ground floor shower room further enhances the practicality of the accommodation and makes the layout particularly well suited to modern family living. Internally, the accommodation briefly comprises an entrance porch leading into a welcoming hallway, a comfortable lounge, separate dining room and an additional study which provides an ideal space for those working from home, a playroom or further sitting room. There is also a useful downstairs shower room and a spacious breakfast kitchen offering plenty of room for cooking, dining and entertaining family and friends. To the first floor are three well-proportioned bedrooms together with a family bathroom, providing comfortable accommodation for couples and families alike. The property has also benefited from a number of important improvements in recent years, including a newly fitted roof approximately four years ago and a replacement combination boiler installed around two years ago, offering additional reassurance to prospective purchasers. Externally, the property enjoys a driveway providing off-road parking alongside a garden to the front. To the rear is an enclosed garden offering a private outdoor space ideal for children, entertaining, relaxing or enjoying the warmer months. Location is another major feature of this excellent home. Prestwich remains one of North Manchester's most popular residential areas, renowned for its fantastic selection of shops, bars, restaurants, cafés and everyday amenities. The property is conveniently positioned for excellent transport connections, with easy access to both the Metrolink tram network and motorway links, making it particularly appealing to those commuting into Manchester and the surrounding areas. Heaton Park is also just a stone's throw away, providing hundreds of acres of open green space, walking routes and recreational facilities practically on the doorstep. Combining generous accommodation, three reception rooms, an extended breakfast kitchen, excellent transport links and a highly desirable Prestwich location, this is a property that deserves to be viewed to fully appreciate everything it has to offer. Internal and early viewing is highly advised. Call Cardwells Estate Agents Bury on 0161 761 1215, seven days a week, to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed windows. Tiled flooring. Wall light point. Newly fitted composite door to hallway.

Hallway Stairs to first floor. Radiator. Ceiling light point. Laminate flooring.

Downstairs Shower Room 6' 1" x 5' 9" (1.86m x 1.76m) UPVC double glazed window. Shower enclosure with overhead thermostatic shower. Low flush w/c. Pedestal wash hand basin. Chrome effect towel radiator. Wall tiling. Ceiling light point.

Lounge 13' 6" x 12' 2" (4.12m x 3.7m) UPVC double glazed bay window. Radiator. Ceiling light point. Feature gas fire and surround. Laminate flooring. Open plan archway to dining room.

Dining Room 12' 11" x 12' 2" (3.94m x 3.70m) UPVC double glazed patio doors. Radiator. Ceiling light point. Wall light point. Laminate flooring.

Office/Playroom or Study 8' 10" x 6' 1" (2.70m x 1.86m) UPVC double glazed window. Radiator. Ceiling light point.

Breakfast Kitchen Two UPVC double glazed windows. UPVC double glazed door. A range of wall and base units with complementing work surfaces and tiled splash backs with stainless steel sink and drainer. Fixed breakfast island. Gas hob, double electric oven and grill. Extractor hood. Integrated dishwasher. Plumbed for washing machine. Newly fitted combination boiler. Radiator. Three ceiling light points. Spotlighting. Tiled flooring.

Landing Hardwood single glazed window. Loft access. Ceiling light point.

Bedroom 1 10' 11" x 13' 6" (3.32m x 4.12m) UPVC double glazed bay window. Radiator. Fitted wardrobes with glass sliding doors. Spotlighting.

Bedroom 2 12' 0" x 12' 11" (3.65m x 3.94m) UPVC double glazed window. Radiator. Ceiling light point. Laminate flooring. Storage cupboard. Fitted wardrobes and drawers.

Bedroom 3 7' 6" x 7' 5" (2.29m x 2.26m) UPVC double glazed window. Radiator. Ceiling light point. Laminate flooring.

Family Bathroom 6' 4" x 7' 1" (1.93m x 2.17m) UPVC double glazed window. Ceiling light point. Chrome effect towel radiator. Shower enclosure with overhead thermostatic shower. Low flush wc. Vanity wash hand basin. Tiled flooring. Partially tiled walls. Extractor fan.

Externally To the front, a block paved driveway and laid to lawn garden. To the rear a paved patio area and laid to lawn garden with free standing shed.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold. 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 £2,271 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking Of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging A mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

Dislaimer 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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		