



ST. AUSTELLS DRIVE, PRESTWICH. M25 1LX



- Mid Terraced
- Three Bedrooms
- Modern Bathroom
- Well Presented Throughout
- Ideal First Time Buy
- Beautiful Rear Garden
- Close to Local Amenities
- Early Viewing Advised



£260,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Cardwells Estate Agents are delighted to bring to market this immaculately presented three-bedroom mid-terraced home, situated within a sought-after residential area of Prestwich. Beautifully maintained and presented throughout, this attractive property offers spacious and well-proportioned accommodation that would make an ideal first home for a first-time buyer, while also appealing to a young family or anyone looking to move into this popular and convenient location. The property is ideally positioned within easy reach of a wide range of local amenities, including shops, supermarkets, cafés and other everyday conveniences. Prestwich is well known for its excellent transport connections, with nearby tram links providing straightforward access into Manchester city centre, making this an excellent choice for commuters. There are also good road links and a selection of local schools and recreational facilities within the surrounding area. Internally, the accommodation comprises an entrance hallway, a comfortable and welcoming lounge, and a fitted kitchen offering a practical space for cooking and dining. To the first floor, there are three bedrooms, providing flexible accommodation for a growing family, home office or guest room, together with a modern fitted family bathroom. Externally, the property continues to impress. To the front is a lovely garden creating an attractive approach to the home, while to the rear is a generously sized enclosed garden, offering an excellent space for outdoor dining, entertaining, children's play or simply relaxing during the warmer months. This superb home is ready for the next owner to move into and enjoy, and an internal viewing is essential to fully appreciate the standard of presentation, generous accommodation and convenient location on offer. Early viewing is highly recommended to avoid disappointment. Please contact Cardwells Estate Agents Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Radiator. Stairs to first floor. Ceiling light point.

Lounge 14' 5" x 11' 1" (4.39m x 3.39m) UPVC double glazed bay window. Radiator. Feature fire and surround.

Kitchen 14' 2" x 7' 7" (4.31m x 2.31m) UPVC double glazed window. Composite rear door. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Integrated fridge freezer. Plumbed for washing machine. Space for dryer. Two ceiling light points. Radiator. Under stairs storage cupboard. Wall mounted boiler.

First Floor Landing

Bathroom 6' 7" x 5' 7" (2.0m x 1.69m) UPVC double glazed window. Radiator. Spotlighting. Panelled bath with overhead thermostatic shower. Low flush wc. Wash hand basin.

Bedroom 1 11' 7" x 11' 3" (3.52m x 3.44m) Two UPVC double glazed windows. Radiator. Ceiling light point.

Bedroom 2 10' 8" x 9' 0" (3.24m x 2.74m) Two UPVC double glazed windows. Radiator. Ceiling light point.

Bedroom 3 11' 2" x 6' 1" (3.4m x 1.85m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Hard landscaped gated front garden. To the rear a laid to lawn garden with paved patio area and free standing shed.

Viewing 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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,703 at the time of writing).

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

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

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 clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

