



Independent Estate Agents
Cardwells™
 Est. 1982

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PARKVILLE ROAD, PRESTWICH. M25 2QG



- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Garage & Driveway
- No Onward Chain Delay
- Sought After Location
- Ideal Family Home
- Early Viewing Advised



£280,000

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

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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.



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Cardwells estate agents are pleased to bring to market this well cared for three bedroom semi detached in Prestwich. Offered with no onward chain delay this lovely home is conveniently located in a sought after cul de sac position and comprises; entrance porch, hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property boasts a driveway to the front leading to a garage with an up and over door with mature gardens to the front and rear. Situated close to superb transport links, good schools and local amenities this really is the ideal family home! 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:

Entrance Porch UPVC double glazed double doors. Door to hallway.

Hallway Under stairs storage used as a pantry. Radiator. Ceiling light point. Stairs to first floor.

Lounge 15' 11" x 11' 9" (4.84m x 3.59m) UPVC double glazed bay window. Radiator. Ceiling light point. Open fire and feature surround.

Dining Room 11' 0" x 10' 8" (3.35m x 3.25m) UPVC double glazed patio doors lead to rear garden. Radiator. Ceiling light point. Feature electric fire and surround.

Kitchen 11' 2" x 6' 7" (3.4m x 2.0m) UPVC double glazed window and door. Radiator. Ceiling light point. A range of wall and base units with sink and drainer, ceramic hob, double electric oven and extractor hood. Space for fridge freezer and plumbed for washing machine.

First Floor Landing

Bathroom 6' 7" x 5' 4" (2.0m x 1.62m) UPVC double glazed window. Radiator. Ceiling light point. Twin grip panelled bath. Pedestal wash hand basin. Storage cupboard.

Separate WC UPVC double glazed window. Low flush wc. Ceiling light point.

Bedroom 1 13' 10" x 10' 9" (4.21m x 3.27m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 10' 10" x 8' 11" (3.3m x 2.73m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 8' 0" x 6' 10" (2.43m x 2.09m) UPVC double glazed window. Radiator. Ceiling light point.

Garage 16' 10" x 7' 6" (5.13m x 2.28m) Electric up and over door to the front. UPVC double glazed window and door to rear. Power and electrics.

Externally driveway to the front with laid to lawn garden and mature planted borders. To the rear a paved patio and side garden with a rear laid to lawn garden with mature borders.

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).

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"

