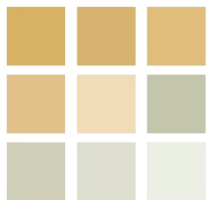




pearson
ferrier®



92 HAMPDEN ROAD
Prestwich, M25 1LQ
£250,000

92 HAMPDEN ROAD

This delightful mews house presents an excellent opportunity for those seeking a comfortable and modern living space. Recently redecorated, the property boasts fresh interiors and new carpets throughout, ensuring a welcoming atmosphere from the moment you step inside. The property has also undergone a programme of maintenance, including but not limited to new gutters and soffits, fresh render, new lead, new radiators and valves etc.

Located on Hampden Road in the heart of Prestwich it is within a short stroll of Prestwich Village, the Metrolink and Heaton Park, the property is also only a couple of minutes drive to the Motorway.

The house features a well-proportioned reception room, perfect for relaxing or entertaining guests. The modern white fitted kitchen overlooks the rear garden. With two inviting bedrooms, there is ample space for a small family or for those who desire a home office. The contemporary bathroom comprises a W.C. sink and bathe with shower over and part tiled walls.

One of the standout features of this property is the lovely rear garden, offering a private outdoor space to enjoy the fresh air, whether for gardening, dining al fresco, or simply unwinding after a long day.

Additionally, the property is offered with no onward chain, making the buying process straightforward and hassle-free. Its prime location close to the Metrolink ensures excellent transport links, allowing for easy access to nearby areas and the vibrant city centre. With its modern updates and convenient location, it is sure to attract interest. Do not miss the chance to make this charming property your new home.

Tenure - Freehold
EPC Rating - tbc
Council Tax Banding - A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		1
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G	1	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	











Floor 0



Floor 1

Approximate total area⁽¹⁾

50.1 m²

Reduced headroom

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

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.

