



pearson ferrier
BLACK LABEL

14 Langley Road
Prestwich, M25 1NF
Offers Over £750,000


14 LANGLEY ROAD

A beautifully presented, substantial, double fronted Edwardian semi detached family home in one of North Manchester's most sought after residential districts within walking distance of Prestwich Village centre and the Metrolink tram line to Manchester. The property is a credit to the current owners who have systematically upgraded the accommodation, fixtures and fittings to exacting standards. Rarely is a property finished and maintained to this level and internal inspection is recommended to fully appreciate the attention to detail throughout. Langley Road is in a well established area of Prestwich with neighbouring homes all of a similar calibre. Our vendors have been resident for over 15 years and during that time they have replaced the wiring, plumbing and central heating, much of the internal joinery, windows and doors are all more or less as new, the basement has been converted into a habitable room and the kitchen and bathrooms have all been replaced within the last few years. The property has gas central heating fired by a Worcester combination boiler (fitted in 2020 with a warranty until 2032) and three storey accommodation briefly comprises: Entrance hall, lounge with living flame fire, sitting room, dining kitchen with Neff appliances, rear lobby, ground floor w.c., basement room with tiled flooring and built in storage, first floor landing, main bedroom with ensuite, two further double bedrooms and four piece principal bathroom, second floor landing, two double bedrooms and separate w.c. To the outside there are matured and well laid gardens to the front and rear. The rear gardens have Indian Stone patio, lawns and timber garden shed. The property is protected by a monitored alarm system and has a CCTV facility all of which can be transferred to a new owner.

Tenure Leasehold for the residue of 999 years from 1903
Ground Rent Payable £5.47 per annum (paid up to 2032)
Council Tax Banding E
EPC Rating D

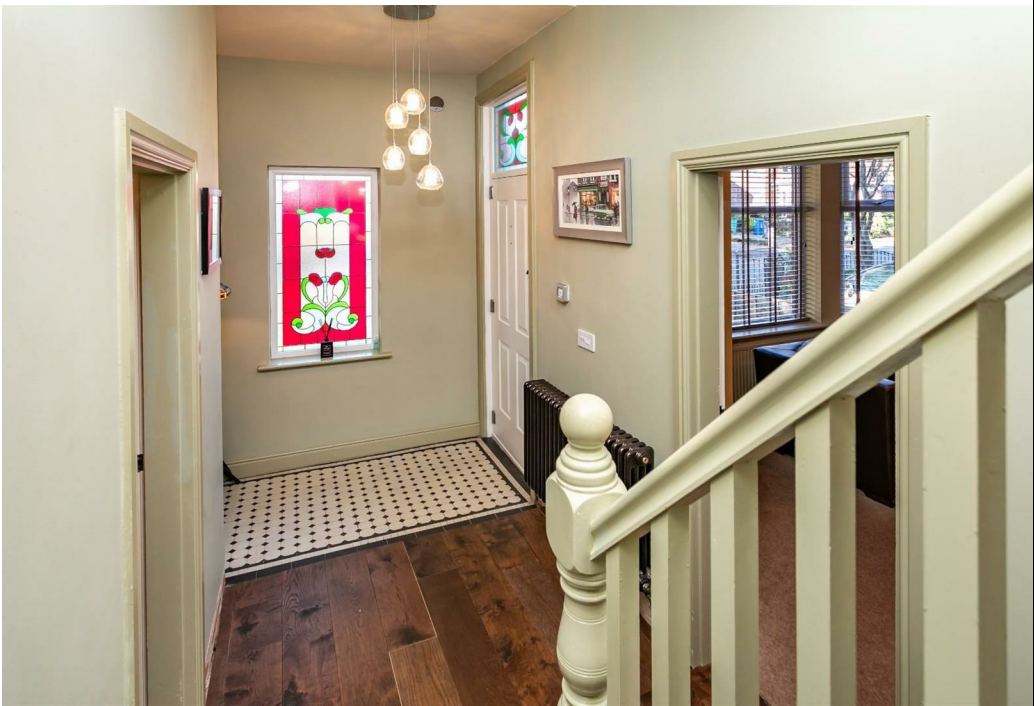


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









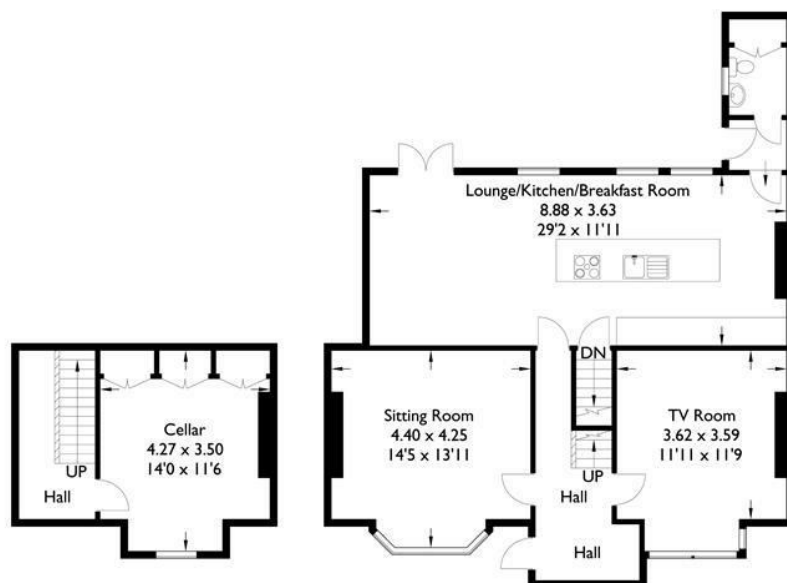
14 Langley Road

Approximate Gross Internal Area : 222.66 sq m / 2396.69 sq ft

Total : 222.66 sq m / 2396.69 sq ft



----- Restricted Head Height

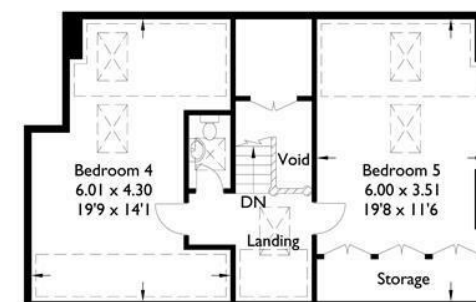


Basement

Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



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