



pearson  
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38 DOWNHAM CRESCENT  
Prestwich, M25 0FH  
£1,250 Per Calendar Month

# 38 DOWNHAM CRESCENT

## Property at a glance

- 3 BED SEMI DETACHED
- LARGE LOUNGE DINER
- FULLY UPVC DOUBLE GLAZED
- WALKING DISTANCE TO PARK AND METROLINK
- ATTRACTIVE REAR GARDEN
- AVAILABLE NOW
- UNFURNISHED

3 BED SEMI DETACHED \*\* WALKING DISTANCE TO PARK AND METROLINK \*\* ATTRACTIVE REAR GARDEN \*\* UNFURNISHED \*\* AVAILABLE NOW

A very well presented 3 BED SEMI detached property in a highly sought after location. Only a SHORT WALK to HEATON PARK and BOWKER VALE Metrolink station, the M60 motorway network is equally accessible by car. The property is double glazed throughout, has gas central heating and has an attractive garden to the rear with a tidy, low maintenance enclosed forecourt to the front.

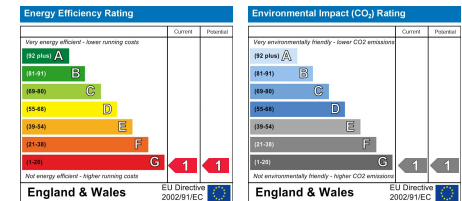
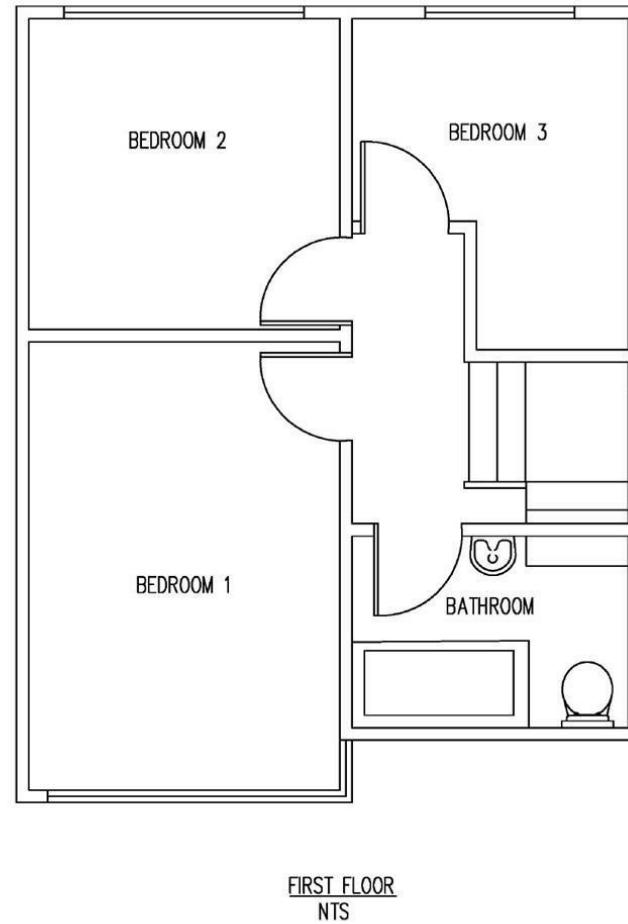
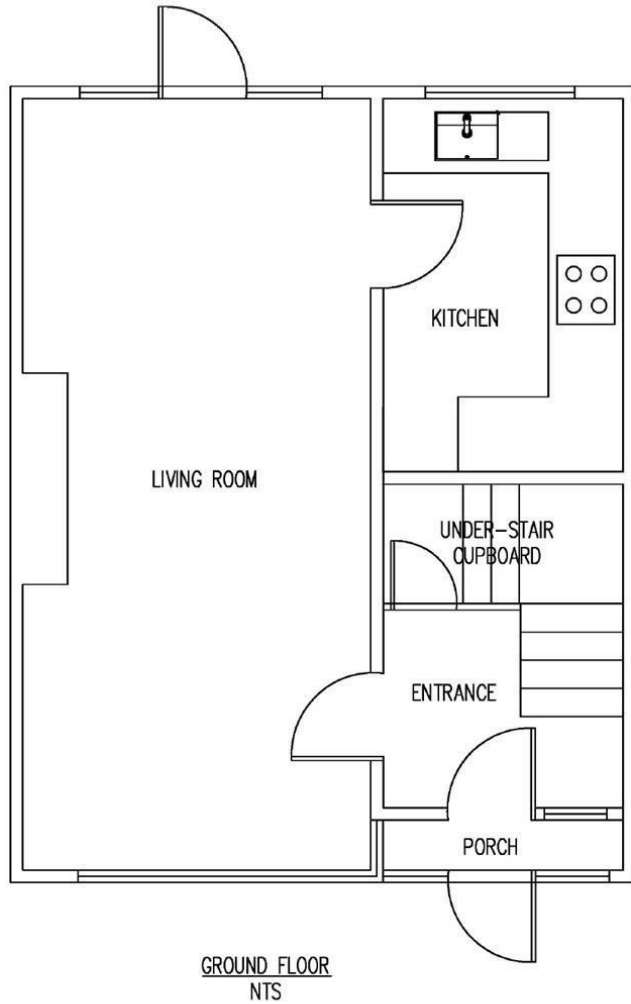
Internally, the property offers a spacious lounge diner, a modern kitchen with gas hob, electric oven, plumbing for washing machine and space for fridge / freezer. To the first floor there are 3 bedrooms and a modern 3 piece bathroom suite with shower over bath.

### ADDITIONAL INFORMATION:

No pets allowed. The council tax band is B and the EPC rating is E. Available now. Unfurnished. Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.







Radcliffe Office  
 44 Blackburn Street Radcliffe, Manchester, M26 1NQ  
 Telephone: 0161 725 8155  
 Fax: #  
 Email: radcliffe@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



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