



pearson
ferrier  *a property for everyone*

26 WILLOW ROAD
Manchester, M25 3AG
Offers Over £475,000

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Property at a glance

- FREEHOLD
- LARGE DETACHED FAMILY HOME
- EXTENDED TO THE REAR
- PRESTWICH VILLAGE LOCATION
- THREE RECEPTION ROOMS
- UTILITY ROOM
- DOWNSTAIRS W.C.
- ENSUITE SHOWER ROOM
- ELECTRIC CAR CHARGING POINT
- NO ONWARD CHAIN

This is a rare opportunity to purchase a large extended detached property in the heart of Prestwich village, with the Metrolink a few minutes stroll away, all the shops, bars and restaurants that Prestwich has to offer on your doorstep and Our Lady of Grace school a stones throw away it could not be better located. Well maintained and much improved by the current owners it will make a great home for a growing family.

The accommodation in brief comprises a large porch opening onto an internal hallway, lounge, particularly large dining room with double doors opening onto the rear garden, family room suitable for use as a home office or gym. Twenty feet long kitchen diner ideal for modern family living, handy utility room and completing the ground floor is a modern W.C. To the first floor are four well proportioned bedrooms, the master bedroom has an En Suite shower room. The large contemporary family bathroom has a white four piece bathroom suite with separate corner shower cubicle, both the En Suite and family bathroom have underfloor heating. The loft provides ample storage and is boarded and has lighting.

Externally the front of the property is driveway parking leading to the garage, which has an electric car charging point and a Hormann electric door. To the rear an enclosed garden with decked seating area complete with LED lights ideal for al fresco dining or after work drinks. The large well stocked rear garden also has a handy shed.

The property had planning permission granted for a large first floor extension in 2018, although this has now lapsed it gives an indication of the potential this superb family home has.





