



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Albert Avenue, Prestwich, M25 0HE

### Offers Over £450,000

A FULLY RENOVATED SEMI DETACHED HOME WITH SELF CONTAINED FLAT

Nestled on Albert Avenue in the charming area of Prestwich, Manchester, this delightful semi-detached house presents an exceptional opportunity for both families and investors alike. The property has been fully renovated to the highest standard, showcasing a modern aesthetic with neutral decoration and contemporary fixtures that create a welcoming and versatile living space.

Upon entering, you will find a spacious reception room that flows seamlessly into the well-appointed kitchen/dining area, making it ideal for entertaining guests or enjoying family time. The house boasts three generously sized bedrooms, providing ample space for relaxation and rest. The bathroom is tastefully designed, ensuring comfort and convenience for all residents.

One of the standout features of this property is the impressive self-contained flat located on the lower ground floor. This one-bedroom flat is perfect for accommodating elderly relatives, older children seeking independence, or as a lucrative rental investment. Its immaculate presentation and thoughtful layout make it a desirable addition to the home.

Outside, the property benefits from enviable garden space which is not overlooked, perfect for outdoor activities or simply enjoying the fresh air. The gated off-road parking adds an extra layer of convenience and security, making this home not only beautiful but practical as well.



# Albert Avenue, Prestwich, M25 0HE

## Offers Over £450,000

 4  2  2  C

- Tenure Freehold
  - Off Road Parking With Enclosed Driveway
  - Ready To Move In
  - Easy Access To Major Network Links
- Council Tax Band C
  - Viewing Essential
  - Fully Renovated
- EPC Rating C
  - Abundance Of Indoor And Outdoor Space
  - Ideal Family Home Or Investment Opportunity

### Ground Floor

#### Entrance

Hard wood single glazed door with leaded frosted window to hall.

#### Hall

14'11 x 5'11 (4.55m x 1.80m)  
UPVC double glazed window, central heating radiator, picture rail, integrated storage, stairs to first floor, doors to reception room, kitchen/dining room and door to under stairs storage with boiler.

#### Reception Room One

13'10 x 12'1 (4.22m x 3.68m)  
UPVC double glazed bay window, central heating radiator, open coal fire with tiled surround and oak mantle.

#### Kitchen/Dining Room

18'6 x 12'8 (5.64m x 3.86m)  
Two UPVC double glazed windows, central heating radiator, panel wall and base units, granite effect work tops, stainless steel sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated dishwasher, smoke alarm, extractor fan, part wood effect laminate flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

9'4 x 7'5 (2.84m x 2.26m)  
UPVC double glazed window, smoke alarm, loft access, picture rail, doors to three bedrooms and bathroom.

#### Bedroom One

13'11 x 11'2 (4.24m x 3.40m)  
UPVC double glazed bay window, central heating radiator, picture rail and cast iron fireplace.

#### Bedroom Two

12'9 x 12' (3.89m x 3.66m)  
UPVC double glazed window, central heating radiator and picture rail.

#### Bedroom Three

7'5 x 7'5 (2.26m x 2.26m)  
UPVC double glazed window, central heating radiator and picture rail.

#### Bathroom

6'10 x 6'2 (2.08m x 1.88m)  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath, overhead direct feed shower, spotlights, extractor fan, part tiled elevation and wood effect laminate flooring.

### External

#### Rear

Enclosed garden with artificial lawn, paving, bedding areas, mature shrubs, apple trees and access to lower ground floor flat.

### Lower Ground Floor Flat

#### Entrance

UPVC double glazed frosted door to entrance hall.

#### Entrance Hall

6'4 x 4'10 (1.93m x 1.47m)  
UPVC double glazed window, central heating radiator and open to reception room.

#### Reception Room

12'2 x 11'4 (3.71m x 3.45m)  
UPVC double glazed window, central heating radiator, spotlights and opn to inner hall.

#### Inner Hall

Spotlights, smoke alarm, doors to bedroom and bathroom, open to kitchen.

#### Kitchen

9'1 x 5'6 (2.77m x 1.68m)  
UPVC double glazed window, range of panel wall and base units, granite effect surface, ceramic sink with mixer tap, integrated electric oven with four ring electric hob and extractor hood, space for fridge, spotlights, smoke alarm and wood effect lino flooring.

#### Bedroom

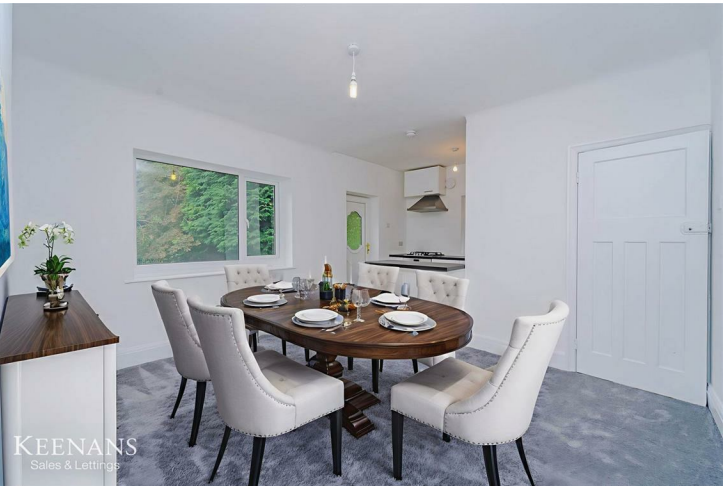
12'11 x 11'5 (3.94m x 3.48m)  
UPVC double glazed window, central heating radiator and spotlights.

#### Bathroom

6'11 x 5'6 (2.11m x 1.68m)  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation, extractor fan, spotlights and tiled floor.

#### Front External

Artificial lawned garden with drive for off road parking.



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