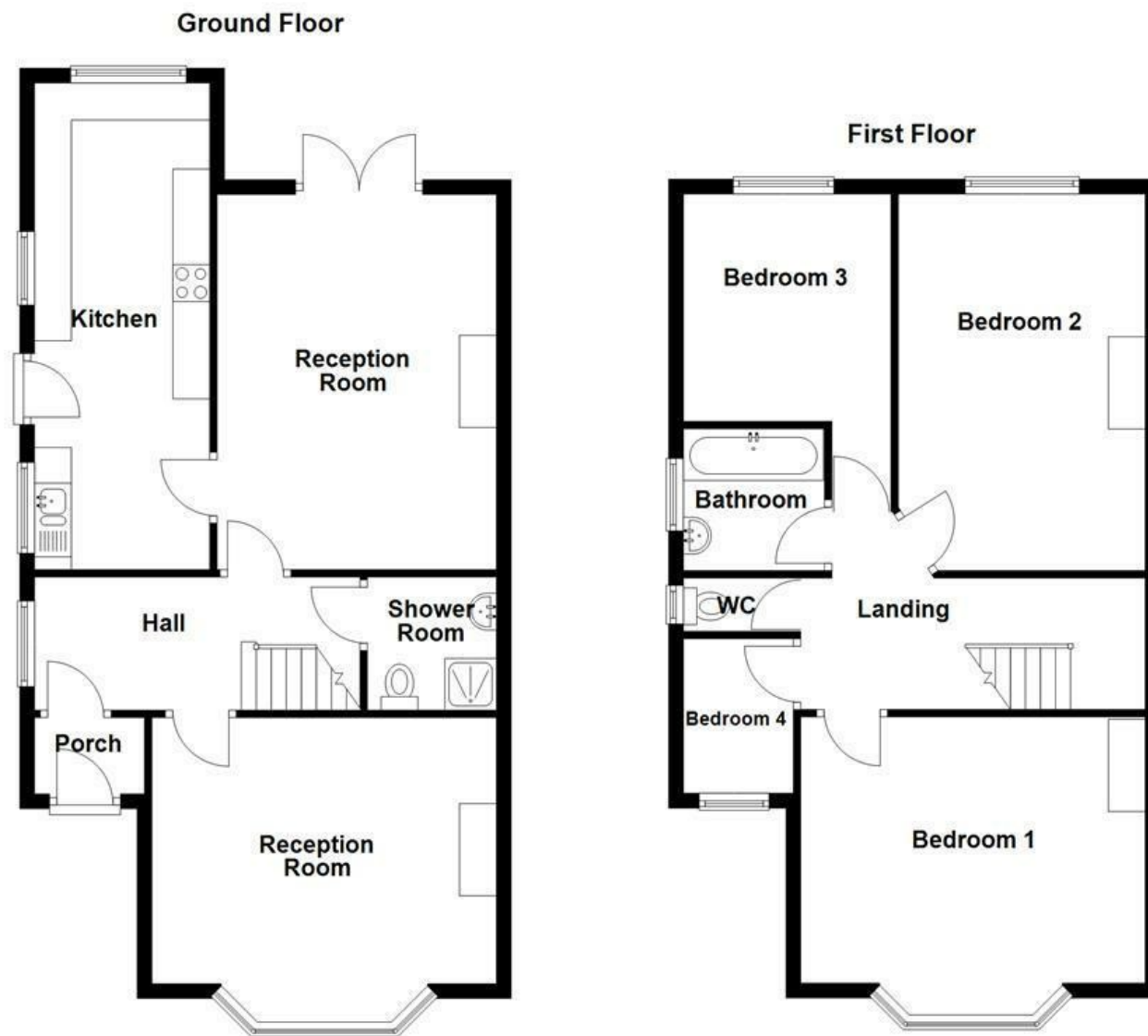




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Daneshill, Prestwich, M25 2QL

£475,000

A SPACIOUS FOUR BEDROOM FAMILY HOME

Situated in the charming area of Daneshill, Prestwich, Manchester, this beautifully presented four-bedroom semi-detached family home is a true gem. Built in the late 1920s, the property boasts a blend of classic character and modern convenience, making it an ideal choice for a growing family.

Upon entering, you will find spacious living accommodation that includes two generously sized reception rooms, perfect for both relaxation and entertaining. The well-appointed kitchen offers ample space for culinary adventures and family gatherings. The layout of the home ensures that every member of the family can enjoy their own space while still coming together in the heart of the home.

The property features four comfortable bedrooms, providing plenty of room for family and guests alike. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

Outside, the home is complemented by ample off-road parking for multiple vehicles, a valuable asset in this desirable location. The gorgeous rear garden is a standout feature, complete with a stylish summer house that is currently set up as a bar, offering a delightful space for entertaining or simply unwinding after a long day. The summer house also includes a bed settee, providing additional accommodation for guests.

Situated in a highly sought-after area, this property enjoys excellent access to major commuter routes, nearby schools, and metro links, making it a convenient choice for families. This semi-detached house is not just

Daneshill, Prestwich, M25 2QL

£475,000

 4  2  2  D

- Exceptional Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Four Bedrooms (Three Of Which Are Double)
- Ample Living Space
- Tenure: Freehold
- Two Bathrooms
- Immaculate Rear Garden Featuring Garden Room
- Council Tax Band: D

Ground Floor

Porch

4'11 x 3'5 (1.50m x 1.04m)

Composite double glazed frosted entrance door, terracotta tiled flooring and door to hall.

Hall

14'6 x 5'11 (4.42m x 1.80m)

UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, stairs to first floor and doors to two reception rooms and shower room.

Reception Room One

15'4 x 11'10 (4.67m x 3.61m)

UPVC double glazed bay window, fitted shutters, central heating radiator, coving, cast iron log burner and wood effect flooring.

Shower Room

5'10 x 5'9 (1.78m x 1.75m)

Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, part tiled elevation and tiled floor.

Reception Room Two

16'8 x 12'5 (5.08m x 3.78m)

Central heating radiator, coving, cast iron multifuel stove, two feature wall lights, wood effect flooring, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

21'8 x 7'11 (6.60m x 2.41m)

Three UPVC double glazed windows, central heating radiator, spotlights, panel wall and base units, laminate worktops, breakfast bar, oven and grill in high rise unit, four burner gas hob, extractor hood, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for wine cooler, space for fridge freezer, tiled flooring and composite double glazed frosted door to side.

First Floor

Landing

Smoke alarm and doors to four bedrooms, bathroom and WC.

Bedroom One

15'5 x 11'10 (4.70m x 3.61m)

UPVC double glazed bay window, fitted shutters, central heating radiator, original fireplace and wood effect flooring.

Bedroom Two

16'8 x 11'4 (5.08m x 3.45m)

UPVC double glazed window, central heating radiator, original fireplace and wood effect flooring.

Bedroom Three

13'10 x 9'3 (4.22m x 2.82m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Four

6'11 x 5' (2.11m x 1.52m)

UPVC double glazed window, fitted shutters and central heating radiator.

Bathroom

6'4 x 6'3 (1.93m x 1.91m)

UPVC double glazed frosted window, central heated towel rail, loft access, spotlights, wall mounted wash basin with mixer taps, double panel bath with mixer tap and direct feed shower over, tiled elevation and tiled floor.

WC

5'6 x 2'7 (1.68m x 0.79m)

UPVC double glazed frosted window, dual flush WC, part tiled elevation and tiled flooring.

External

Front

Laid to lawn garden, paved driveway.

Rear

Laid to lawn garden, decking, paving, lazy spa area, garden room and storage shed

Garden Room

11'10 x 8'10 (3.61m x 2.69m)

Storage Shed

10' x 6'7 (3.05m x 2.01m)



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