


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(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.

Heywood Road, Prestwich, M25 1FN

Offers Over £350,000

AN EXQUISITE FAMILY HOME

Having undergone a full transformation to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish decoration, this idyllic three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Prestwich. Having been fully updated throughout to the highest finish, this property offers an enviable open plan kitchen diner, three generously sized bedrooms and a fantastic garden space with detached garage and is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bury, Salford and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner and houses a staircase to the first floor. The reception room boasts a stunning multifuel burner whilst the kitchen benefits from modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family shower room. Externally, there is an enclosed garden to the rear with laid to lawn garden with paving and mature shrubs, as well as detached garage. To the front there is a laid to lawn garden off road parking.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Heywood Road, Prestwich, M25 1FN

Offers Over £350,000

 3  1  1  C

- Stunning Semi Detached Property
 - Open Plan Dining Kitchen
 - Off Road Parking and Detached Garage
 - EPC Rating C
- Three Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Leasehold
- Three Piece Shower Room
 - Immaculate Gardens to Front and Rear
 - Council Tax Band B

Ground Floor

Entrance Hall

11'11 x 6'3 (3.63m x 1.91m)
Composite double glazed frosted front door, central heating radiator, smoke detector, meter cupboard, solid wood flooring, doors leading to reception room, kitchen/dining area and stairs to first floor.

Reception Room

12'10 x 11'7 (3.91m x 3.53m)
UPVC double glazed bay window, central heating radiator, picture rail, cast iron multifuel burner with granite hearth and oak mantel, television point and solid wood flooring.

Kitchen/Dining Area

18'2 x 16'2 (5.54m x 4.93m)
UPVC double glazed box window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, gloss splashback, composite sink and drainer with high spout mixer tap, integrated electric Neff oven, four ring Neff induction hob and extractor hood, integrated dishwasher, integrated Worcester boiler, space for fridge freezer, counter island, spotlights, exposed brick fireplace, wood effect laminate flooring, door to utility and UPVC double glazed French doors to rear.

Utility

6'5 x 2'11 (1.96m x 0.89m)
UPVC double glazed frosted window, plumbing for washing machine and wood effect laminate flooring.

First Floor

Landing

6'11 x 5'10 (2.11m x 1.78m)
UPVC double glazed frosted window, loft hatch, doors leading to three bedrooms and shower room.

Bedroom One

14'9 x 11'3 (4.50m x 3.43m)
UPVC double glazed bay window, central heating radiator, picture rail and fitted wardrobes.

Bedroom Two

11'8 x 11'3 (3.56m x 3.43m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'7 x 6'11 (2.92m x 2.11m)
UPVC double glazed window and central heating radiator.

Shower Room

8'7 x 6'11 (2.62m x 2.11m)
UPVC double glazed frosted window, central heating radiator with heated towel rail, dual flush WC, wall mounted wash basin wit mixer tap, walk-on double direct feed rainfall shower with rinse head, tiled elevations, gloss panels, extractor fan and tiled flooring.

External



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