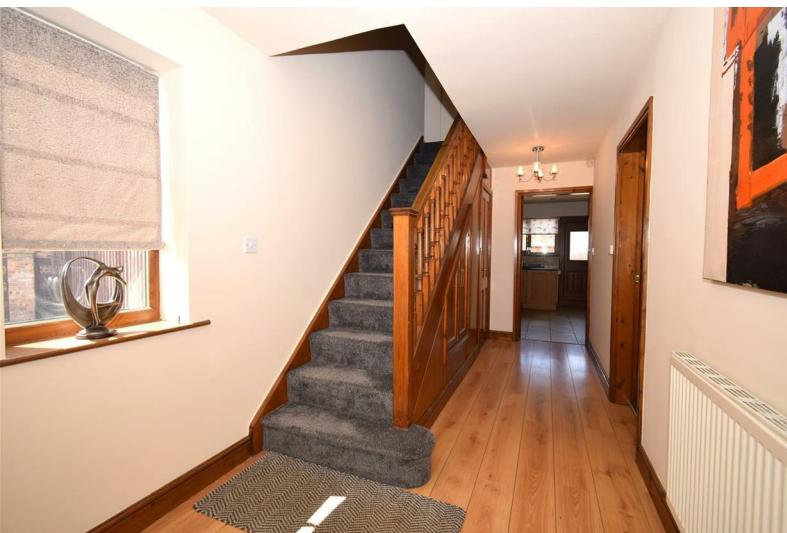




11 Prestolee Road

Stoneclough, M26 1EF

Offers in the region of £420,000



11 Prestolee Road

Stoneclough, M26 1EF

Offers in the region of £420,000



Accommodation comprises

uPVC panelled entrance door with twin double glazed opaque vision panels into reception hallway.

Reception Hallway

uPVC double glazed window to side elevation, radiator, power points, stairs off to first floor, doors to understairs storage, timber panelled effect laminate flooring, glazed panelled doors to lounge and kitchen, panelled door to downstairs guests cloakroom.

Lounge

17'3" x 14'7" (5.26m x 4.45m)

uPVC double glazed window to front elevation with roller blind, radiator, power points, tv aerial socket, centre ceiling light fitting.

Kitchen

11'6" x 10'10" (3.51m x 3.30m)

Modern fitted base and wall units with work surfaces and travertine tiling to walls, inset one and half bowl composite sink with mixer tap, integrated electric oven with inset gas hob and chimney style extractor canopy over, integrated dishwasher, integrated fridge and freezer unit, under unit concealed lighting, radiator, power points, ceramic tiled floor, inset ceiling spotlights, glazed panelled door through to dining room, uPVC double glazed window to rear elevation, uPVC double glazed panelled external door to rear elevation.

Dining Room

11'6" x 10'6" (3.51m x 3.20m)

uPVC double glazed french doors to rear elevation with matching double glazed side windows and opening onto rear garden, radiator, power points, timber panelled effect laminate flooring.

First Floor

Stairs off to first floor with spindled banister rail leading to landing with access to roof space, panelled doors to bedrooms and bathroom.

Bedroom One (fitted & en-suite)

15'5" x 15'5" including fitted units (4.70m x 4.70m including fitted units)

uPVC double glazed window to front elevation with open aspects. Radiator, power points, timber panelled effect laminate flooring. Range of modern fitted wardrobes with matching bedside drawer units, panelled door through to en-suite shower room.

En-Suite Shower Room

Fully tiled walk-in shower cubicle with glazed doors, low-level w.c. pedestal hand wash basin. Tiling to walls, ceramic tiled floor, inset ceiling spotlights, extractor fan, uPVC double glazed opaque windows to front and side elevation.

Bedroom Two

13'7" x 10'4" (4.14m x 3.15m)

uPVC double glazed window to rear elevation, radiator, power points, timber panelled effect laminate flooring.

Bedroom Three

11'2" x 10'3" (3.40m x 3.12m)

uPVC double glazed window to rear elevation, power points, timber panelled effect laminate flooring.

Bedroom Four

8'1" x 6'11" opening to 8'1" into recess (2.46m x 2.11m opening to 2.46m into recess)

uPVC double glazed window to rear elevation, radiator, power points, timber panelled effect laminate flooring.

Family Bathroom

Three-piece suite comprising panelled bath with mixer shower spray, hand wash basin set to wall with mixer tap, low-level w.c. Tiling to walls, ceramic tiled floor, inset ceiling spotlights, extractor fan, chromium plated ladder rack/towel rail, uPVC double glazed window to front elevation.

External

Garden fronted laid to gravel with ample parking for several vehicles leading to entrance door with courtesy light and to integral garage. Garden gate to good-sized enclosed private rear garden with raised decked patio/entertaining areas and with lawned gravelled garden area.

Integral Garage

Up and over door, power and light, uPVC glazed access door to rear elevation

Tenure

We are informed by the Seller that the tenure of this property is Freehold. Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Council Tax

We understand the property is in council tax band E this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



Road Map



Hybrid Map



Terrain Map



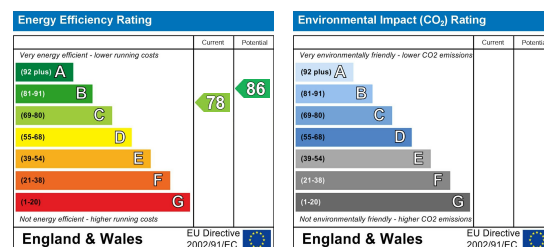
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.