new foundations
INDEPENDENT ESTATE AGENTS

Offers in Excess of £370,000 Freehold

9 Circular Road, Prestwich,
Manchester, Lancashire M25 9NR

PROPERTY DESCRIPTION

An exceptionally well presented 3 bedroom period house arranged over 3 floors. Close to Prestwich village and Heaton Park offering a variety of bars and restaurants and with excellent transport links to Manchester city centre. Other notable features of this recently refurbished property include high ceilings and generously sized rooms, well maintained front and rear gardens. Located within the catchment area for St Phillips Primary school. EPC-C

FEATURES

- Charming period property with character features
- Recently refurbished throughout
- Close to Prestwich Village and Heaton Park, offering a variety of bars and restaurants
- Excellent transport links to Manchester city centre
- High ceilings and generously sized rooms throughout
- Well-maintained front and rear gardens
- Convenient access to local shops, restaurants and general amenities.
- Located within the catchment area for St Phillips Primary school.
- Council Tax - B

ROOM DESCRIPTIONS

Entrance Hall
With storage cupboard

Living Room
3.9m x 3.5m (12′ 10″ x 11′ 6″) Plus bay window, double glazed windows with fitted wooden blinds, radiator, feature fireplace.

Dining Room
3.9m x 3.5m (12′ 10″ x 11′ 6″) plus large square bay, double glazed windows with fitted wooden blinds overlooking the rear, radiator, steps down to Kitchen/ Breakfast room.

Ground Floor Wc/ Utility
With low level Wc, Wash hand basin inset into fitted cupboard with space for washing machine, wall mounted gas boiler, double glazed window to rear with fitted wooden blinds.

Kitchen/Breakfast room
5.2m x 3.5m (17′ 1″ x 11′ 6″) Modern fittings with with fridge, freezer and dishwasher, breakfast bar, double glazed windows with fitted wooden blinds, radiator, storage room, double glazed double doors leading onto rear garden.

Landing
Stairs rising from ground floor entrance hall to first floor landing with hatch to loft space, half boarded with fitted loft ladder.

Bedroom 1
3.8m x 3.2m (12′ 6″ x 10′ 6″) With two fitted wardrobe, double glazed window overlooking the rear with fitted wooden blinds, radiator, feature fireplace.

Bedroom 2
3.9m x 3.3m (12′ 10″ x 10′ 10″) With double glazed window with fitted wooden blinds, radiator.

Bedroom 3
2.7m x 1.9m (8′ 10″ x 6′ 3″) double glazed window with fitted wooden blinds, radiator

Bathroom/Wc
With modern fittings comprising panelled bath with shower over with glass screen, wash hand basin, low level Wc, double glazed window with fitted wooden blinds, radiator.

Outside
A lovely lawned rear garden with patio, fenced all round with gated access to the rear. The front garden enjoys a brick boundary wall and hedged screening with a black and white victorian style pathway to the front door.

NB
This is to advise that the vendors of this property are connected to an employee of New Foundations.

FLOORPLAN

Total floor area 115.0 sq. m. (1,238 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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