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Langley Road Prestwich

£650,000

- Stunning period Semi-Detached
- Sought After Location
- Extended versatile accommodation
- 5 beds, impressive kitchen/family room
- Delightful mature gardens
- Close to great amenities
- Very well presented
- Viewing highly recommended



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Overview

This imposing Edwardian property is a buyer's dream.

The inside of this property is every bit as impressive as its exterior. Offering classic period features with modern contemporary living this property has it all.

There is more than enough space both upstairs and downstairs for a family you never be short of a room to escape in for some peace and quiet.

The exterior offers low maintenance gardens to the front and rear - perfect for outdoor entertaining in summer.

The versatile accommodation briefly comprises;
Reception hall, lounge, stunning open plan kitchen, dining and family room, utility and a separate WC.

On the first floor, there are three double bedrooms and a family bathroom with a modern white suite. The staircase continues to the second floor, where you will find a further 2 bedrooms including an impressive master bedroom with a fitted dressing area and an en suite shower room.

From the kitchen, a door and steps lead down to a superb basement/play room.





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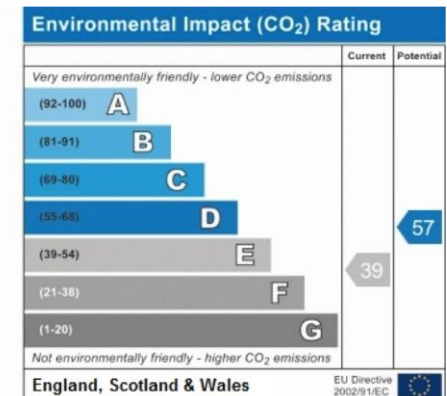
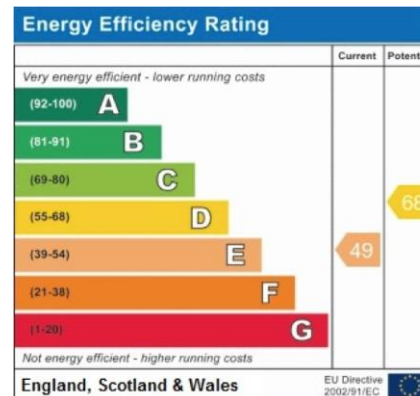
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Dimensions

Living Room:	11' 0" x 14' 6" (3.35m x 4.42m)
Kitchen/dining Room:	20' 10" x 16' 2" (6.35m x 4.92m)
Family Room:	14' 2" x 12' 10" (4.31m x 3.91m)
Utility Room:	12' 10" x 7' 2" (3.91m x 2.18m)
Master Bedroom:	17' 6" x 20' 6" (5.33m x 6.24m)
Bedroom 2:	16' 1" x 14' 3" into bay (4.90m x 4.34m)
Bedroom 3:	11' 10" x 14' 5" (3.60m x 4.39m)
Bedroom 4:	12' 4" x 10' 7" (3.76m x 3.22m)
Bedroom 5:	16' 10" x 12' 2" (5.13m x 3.71m)



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We extend an invitation to you for a free valuation of your property. We offer you a tailored package to suit your requirements and cutting edge marketing strategies to promote your property.



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Disclaimer

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of <https://www.philipellisestateagents.co.uk/wp>

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