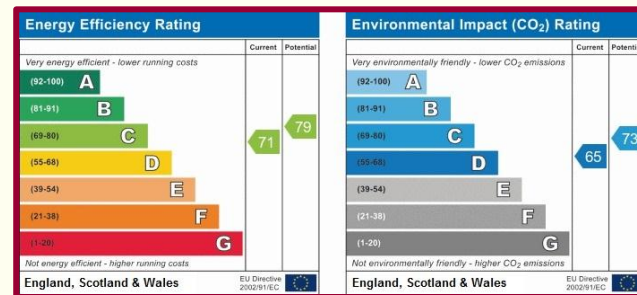




This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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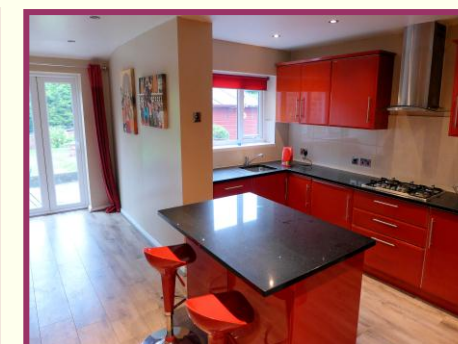
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Incorporating: Wright Dickson & Catlow, WDC Estates



SHEEPFOOT LANE – PRESTWICH – OFFERS IN EXCESS OF £395,000

Superb 5-6-bedroom family home, sought after location opposite Heaton Park! Cardwells are delighted to offer for sale, this substantial extended semi-detached house, situated within a highly sought-after location opposite Heaton Park. The area is well served with good schools, transport links (including the Met) and the motorway network. To arrange a viewing please call our Whitefield office on 0161 7731011 or email us whitefield@cardwells.co.uk. The versatile and spacious accommodation is over three floors and briefly comprises; Entrance porch, reception hall, 37ft long lounge, games room/bedroom, contemporary fitted kitchen breakfast room, dining room and a utility room. On the first floor, there are four good size bedrooms, modern fitted bathroom and a separate WC. The master bedroom has a modern en suite bathroom. A further staircase leads to the second floor, where you will find a double bedroom. Outside there is a very generous size rear garden and a block paved driveway/garden to the front. The property also benefits from double glazing and gas central heating. Viewing is highly recommended!



BURY

14 Market Street, BL9 0AJ
Tel: 0161 761 1215
Fax: 0161 764 0993
Email: bury@cardwells.co.uk

MANCHESTER

44 Bury Old Road, Whitefield, M45 6TL
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BOLTON

11 Institute St. Bolton, BL1 1PZ
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Worsley

2 Pennyblack Court, Barton Rd, M30 2PD
Tel: 0161 794 3434
Email: worsley@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch:

uPVC double glazed front door. tiled floor, uPVC double glazed window.

Reception Hallway:

uPVC double glazed front door. tiled floor, uPVC double glazed window.

Lounge: 37' 9" x 12' 6" (11.50m x 3.81m)

uPVC double glazed bay window to front aspect. uPVC double glazed French doors to rear aspect, coving, 3 x radiators.



Games Room/Bedroom 6:11' 8" x 7' 5" (3.55m x 2.26m)

uPVC double glazed window to front aspect, radiator, inset spotlights.

Kitchen Breakfast Room: 12' 0" x 13' 1" (3.65m x 3.98m)

uPVC double glazed window to rear aspect. Modern fitted wall and base units, granite work surfaces, tiled splashbacks, island/breakfast bar, inset single drainer stainless steel sink unit with mixer tap, built in oven and grill, inset 5 ring gas hob, stainless steel extractor hood above. Integrated dishwasher, radiator, open through to



Dining Room: 8' 10" x 8' 7" (2.69m x 2.61m)

uPVC double glazed doors to rear aspect, radiator, inset spotlights.



Utility Room: 8' 9" x 7' 5" (2.66m x 2.26m)

Fitted wall units, space for automatic washing machine & tumble dryer and an american style fridge freezer, radiator.

Externally:

To the front there is a block paved garden driveway providing ample off road parking. To the rear there is a laid to lawn garden with mature tree and plant displays. there is also a paved patio area.

This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



First Floor Landing:

Radiator, coving, doors lead to

Master Bedroom: 14' 3" x 10' 3" (4.34m x 3.12m)
uPVC double glazed bay window to front aspect, fitted wardrobes, radiator.



En Suite: 8' 4" x 7' 1" (2.54m x 2.16m)

uPVC frosted double glazed window to front aspect. Modern 4 piece white suite comprising tiled enclosed bath with mixer tap, low level w.c, wash basin and shower cubicle, tiling to the walls and floor, chrome plated heated towel rail, inset spotlights, extractor



Bedroom 2 : 11' 5" x 11' 4" (3.48m x 3.45m)

uPVC double glazed window to rear aspect, radiator.

Bedroom 3: 12' 7" x 8' 10" at max point (3.83m x 2.69m)

uPVC double glazed window to rear aspect, radiator.



Bedroom 4: 15' 0" x 8' 8" (4.57m x 2.64m)

uPVC double glazed window to front aspect, radiator.



Bathroom: 9' 11" x 6' 4" at max points (3.02m x 1.93m)

uPVC frosted double glazed window to rear aspect. 3 piece modern white suite, tiled enclosed bath with mixer tap, wash basin with mixer tap, shower cubicle, tiling to the walls and floor, chrome plated heated towel rail, extractor fan.



W.C:

uPVC frosted double glazed window to side aspect, low level w.c, tiled floor, radiator.

From the first floor landing the staircase continues to

Second Floor Landing:

uPVC frosted double glazed window to side aspect, door leads to

Bedroom 5: 17' 7" x 14' 4" at max points (5.36m x 4.37m)

2 x velux windows, uPVC double glazed window to rear aspect, radiator, storage cupboard.

