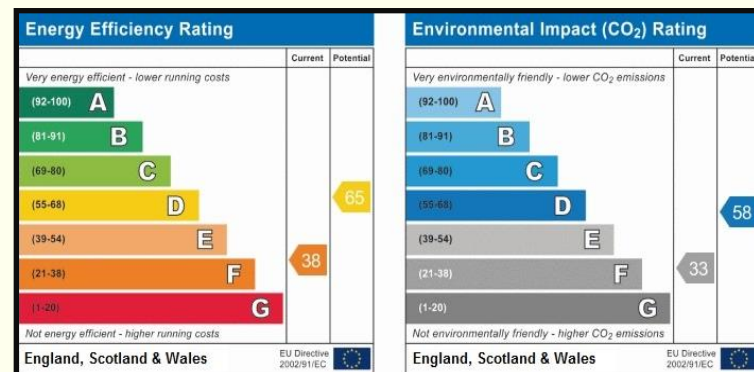
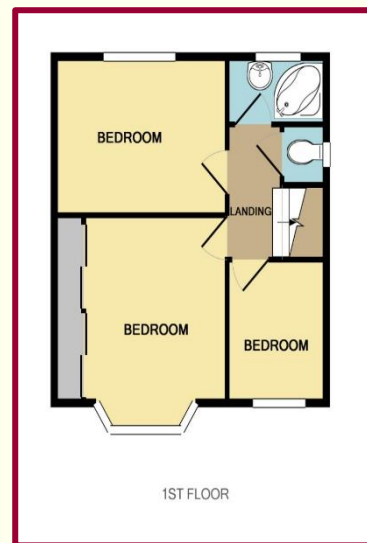




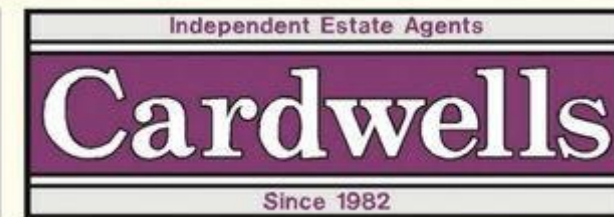
REAR



EXTERNAL



EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

SHELLEY ROAD, PRESTWICH, M25 9GH



- Extended Semi Detached
- 4 Bedrooms (1 on ground Floor)
- Ground Floor Shower Room
- First Floor Bathroom
- Extended Dining Kitchen
- Gas Central Heating
- Double Glazing
- Driveway and Gardens



Offers in the Region Of £275,000

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This extended FOUR BEDROOM semi detached has a bedroom and shower room to the ground floor making it ideal for those requiring accommodation for the elderly or infirm. The property has gas central heating, double glazing and briefly comprises; hall, bedroom, reception room, fitted dining kitchen and sizable walk in shower room to the ground floor with three bedrooms, bathroom and separate w.c. to the first. Externally the property enjoys block paved parking and garden to the front with a tiered garden to the rear. Viewing is advised to fully appreciate the flexible living space provided and can be arranged through Cardwells Estate Agents

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Double glazed door into porch

Hall: Double glazed door , radiator, stairs off.

Lounge/Bedroom 4: 12' 6" x 9' 7" (3.81m x 2.93m) Double glazed bay window to front elevation. Currently used as a bedroom with fitted wardrobes, radiator.

Shower Room: 8' 2" x 7' 5" (2.50m x 2.27m) Walk in shower, double glazed window to side, low level w.c, vanity sink. Tiled floor and elevations, chrome heated towel rail. (formerly the kitchen)

Lounge: 12' 5" x 9' 11" (3.78m x 3.03m) Opens out into dining kitchen.

Dining Kitchen: 18' 6" x 8' 9" (5.65m x 2.67m) Double glazed windows x 2 to rear. Double glazed door to rear. Base and wall cabinets with contrasting work surfaces and breakfast bar, 4 burner gas hob with extractor, inset sink and drainer.

First Floor Landing: Loft access point, double glazed window to side.

Bedroom 1: 13' 9" x 9' 4" (4.20m x 2.85m) Double glazed bay window to front, fitted wardrobes, radiator.

Bedroom 2: Double glazed window to rear, radiator.

Bedroom 3: 8' 2" x 7' 2" (2.50m x 2.18m) Double glazed window to front, radiator.

Bathroom: 7' 0" x 5' 7" (2.13m x 1.71m) Corner bath, pedestal wash hand basin, shower cubicle.

Separate W.C: Double glazed window to side, low level w.c, tiled elevations, radiator.

Gardens: Block paved driveway to front and gravelled area. To the rear there is a tiered garden.

Disclaimer: 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.

Please note: all viewings are by appointment only through our WHITEFIELD Office



DINING KITCHEN



DINING KITCHEN



**GROUND FLOOR
BEDROOM**



**GROUND FLOOR
BEDROOM**



**GROUND FLOOR
SHOWER ROOM**



BEDROOM 1



BEDROOM 1



BATHROOM