

## 7 Elizabeth Street, Prestwich, M25 1FU



**£895 Per calendar month**

- SEMI DETACHED HOUSE.
- 4 BEDROOMS (3 DOUBLES)
- AVAILABLE END OF JULY.
- UNFURNISHED.
- 2 RECEPTION ROOMS.
- POPULAR LOCATION.

**House - semi-detached - circa 1900**

**Pedestrianised Street between Ogden Street and Beaufort Street.**

**Sales - Prestwich Village** 493 Bury New Road, Prestwich, M25 1AD  
0161 773 5000 sales@herwald.co.uk www.herwald.co.uk



## Hall:

Access to both reception rooms. Stairs to first floor.

## Lounge: Approx 12'2" x 11'6" (Approx 3.71m x 3.51m)

Front facing reception room with feature fireplace & gas fire.



## Rear Lounge: Approx 15'2" x 12'2" (Approx 4.62m x 3.71m)

A well proportioned second reception room which can be used to suit. Built in dresser style unit and useful under stairs storage cupboard. Opens to:-





**Kitchen: Approx 14'6" x 10' (Approx 4.42m x 3.05m)**

A collection of red and white gloss finished base units with inset s.d.s.s.s.u & mixer tap. Freestanding range style cooker with 8 ring gas hob & dishwasher. Plumbing for a washing machine and small breakfast bar area. Tiled splash backs and Velux window. Glazed door to rear garden.



**1st Floor -**

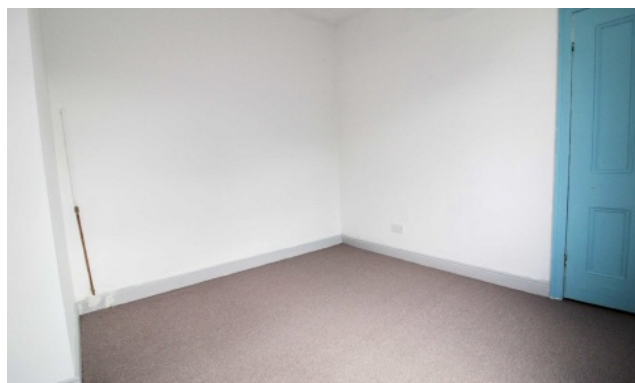
**Bedroom 2: Approx 15'1" x 12'2" (Approx 4.60m x 3.71m)**

Front facing double room with a wall of fitted robes and ample space for further bedroom furniture. 2 windows.



**Bedroom 3: Approx 10'6" x 9'8" (Approx 3.20m x 2.95m)**

Rear facing double room.



**Bedroom 4: Approx 9'5" x 6'10" (Approx 2.87m x 2.08m)**

Rear facing single room with space for bedroom furniture.



**Bathroom:**

3 piece white suite of; WC, washbasin and bath with overhead shower. Fitted mirror, tiled splash backs & frosted window.



## 2nd Floor -

### Master Bedroom: Approx 22'11" x 15' (Approx 6.99m x 4.57m)

Measured into the eaves. Fabulous double room with ample space for bedroom furniture. Velux window.



### Gardens:

Gated access to front of the property with hedged border. Rear garden has a small paved area to a loose stone garden with raised flower beds and shrubbery border.



### Heating:

Gas fired heating with radiators from a wall mounted combi boiler.

### Windows:

Sealed unit double glazing in uPVC frames.

General

Elizabeth Street is fully pedestrianised with paved pathways and grassed areas. Unallocated parking accessed from Ogden Street.



Council Tax:

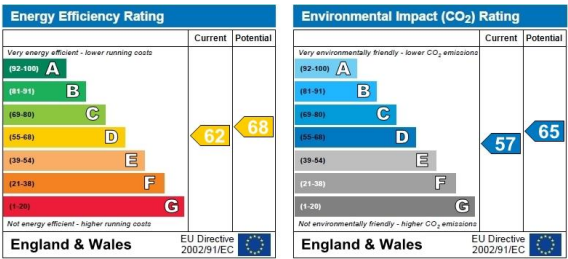
Band B.

Viewings:

By appointment with Herwald Sales & Lettings on 0161 773 5000

Please note that gas and electrical fittings/ appliances have not been checked.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan.



£895 Per calendar month

Herwald Sales & Lettings For themselves and for the vendors or lessor of this property whose agents they are, give notice that:

1. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
2. no person in the employment of Herwald Sales & Lettings has any authority to make or give any representation or warranty whatever in relation to this property.

