



HILLS

11 Chandos Road, Prestwich

Manchester

£370,000

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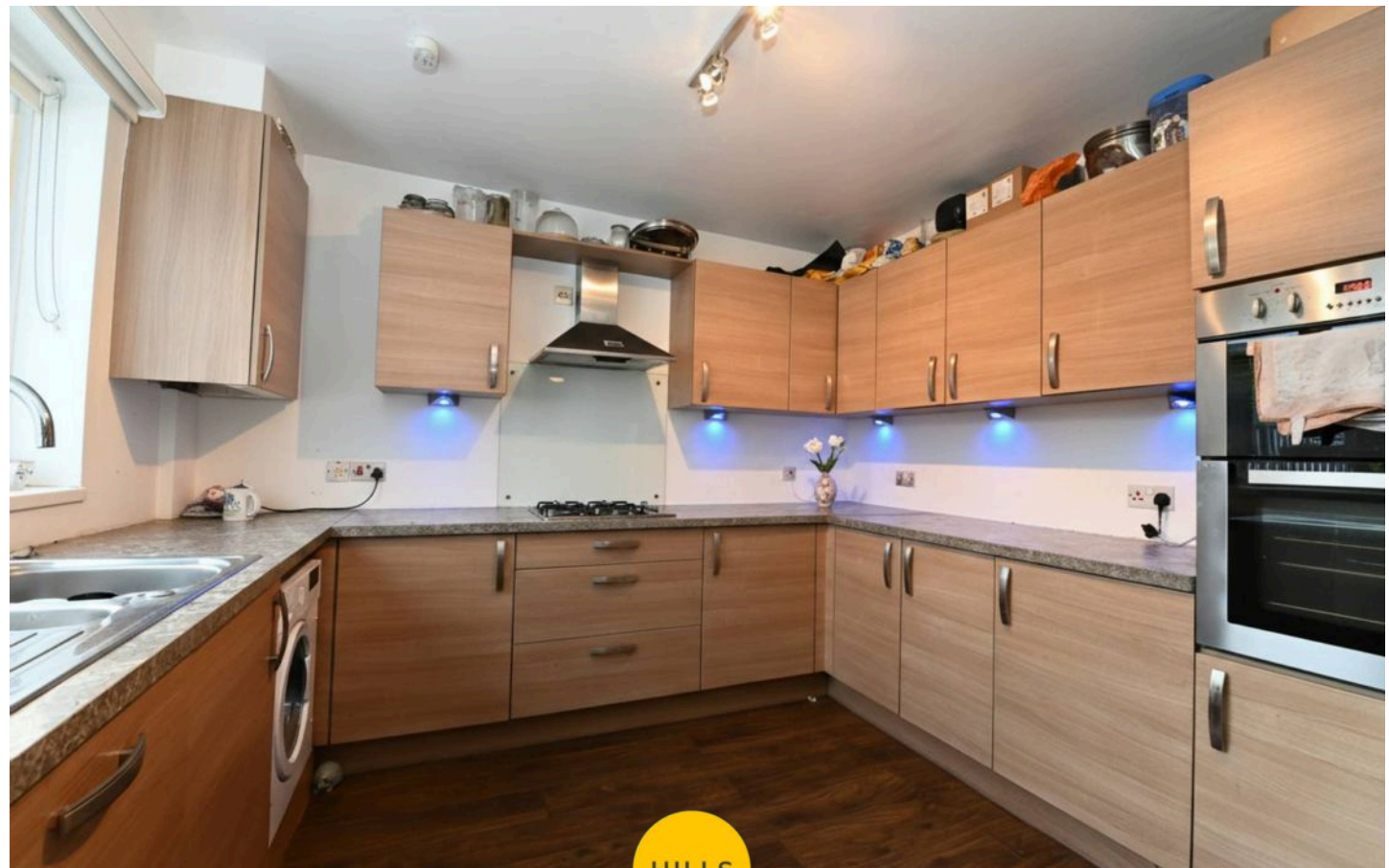
Prestwich, Manchester

This extended three bedroom semi-detached home occupies a highly sought after location in Prestwich, on a quiet, residential street. Perfectly positioned close to tram stops and bus routes, it offers excellent access to Manchester city centre while providing a peaceful family environment. Inside, the property boasts a versatile L-shaped lounge and dining area, flooded with natural light from large front and rear facing windows and French doors opening onto the garden. The well appointed kitchen features wood effect units, integrated appliances, and a breakfast bar, offering a practical and stylish space for family living. Three generously sized bedrooms, including a master with en-suite, and a family bathroom complete the accommodation. Externally, the home benefits from a large, south facing rear garden – ideal for outdoor entertaining or family enjoyment, alongside off road parking, a driveway at the front and also a single garage. Combining modern comforts, flexible living space, and a desirable location, this property represents a fantastic opportunity for families seeking a home in Prestwich. COULD THIS BE THE ONE FOR YOU? CALL TO BOOK A VIEWING.

Council Tax band: C

Tenure: Freehold

- EXTENDED SEMI DETACHED PROPERTY
- THREE BATHROOMS INCLUDING DOWNSTAIRS TOILET AND EN SUITE
- THREE SPACIOUS BEDROOMS
- DRIVEWAY, GARAGE AND OFF STREET PARKING
- PERFECT FAMILY LIVING
- POPULAR LOCATION
- PERFECT FOR OUTDOOR ENTERTAINMENT



Living Room

15' 5" x 16' 11" (4.71m x 5.16m)

Situated at the front of the property, the lounge is a well sized and welcoming family room, enhanced by a large bay window allowing plenty of natural light to flow through, creating a bright and comfortable living space.

Kitchen

11' 1" x 17' 7" (3.37m x 5.35m)

The kitchen offers a practical and well-designed layout with wood effect wall and base units, integrated appliances including an eye level oven and grill, four ring hob with extractor hood, and fridge/freezer. Space and plumbing is available for a dishwasher and washing machine, while the extended work surface creates a useful breakfast bar. A rear facing window allows plenty of natural light.

Dining Room

22' 9" x 10' 7" (6.93m x 3.23m)

The dining room forms part of an impressive L shaped layout with the family room, creating a generous and versatile living space. Well proportioned and filled with natural light, it provides an excellent setting for both everyday dining and entertaining

Family Room

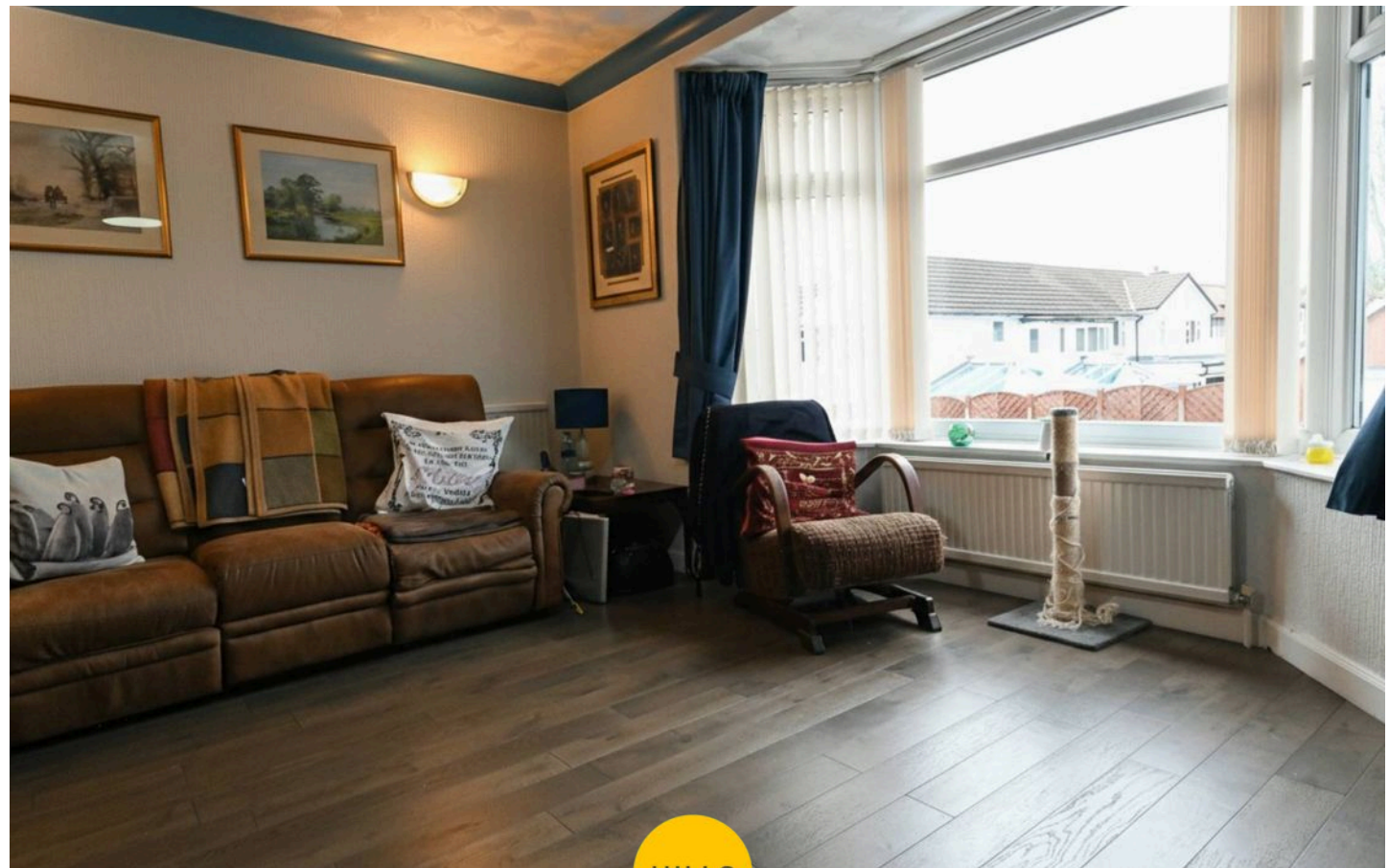
10' 10" x 7' 3" (3.30m x 2.20m)

This extended L shaped reception room offers generous space for both lounge and dining areas. The dining area leads into a seating space with two rear-facing windows and French doors opening onto the garden. The room also opens through to the kitchen/diner, enhancing the open plan feel.

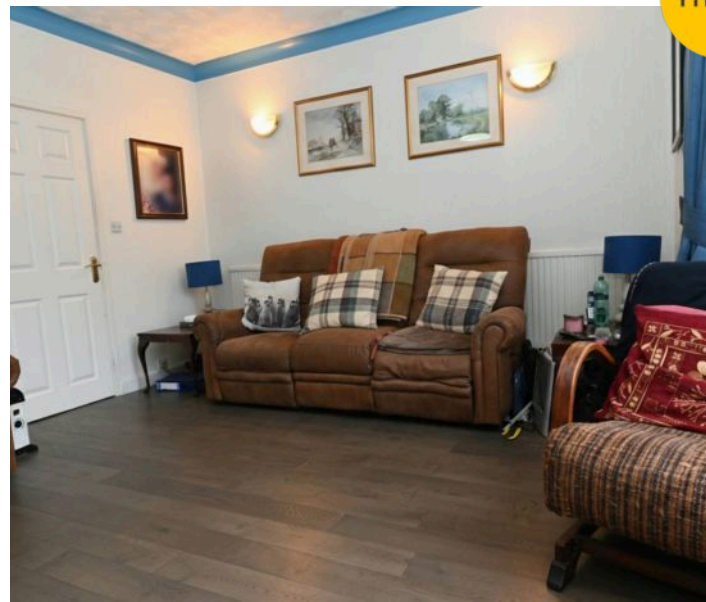
Hallway

7' 0" x 16' 11" (2.13m x 5.16m)

A welcoming entrance hallway with panelled doors providing access to all rooms, including some double doors, with the staircase 2qW3rising directly ahead.



HILLS



Downstairs Bathroom

3' 9" x 8' 6" (1.14m x 2.58m)

The shower room features a white suite including a shower cubicle, washbasin and WC, complemented by tiled walls and flooring and a chrome heated towel radiator.

Master Bedroom

11' 10" x 16' 1" (3.60m x 4.91m)

A front facing double bedroom featuring both front and side facing windows, a wall of fitted wardrobes, and a door providing access to the en suite.

En Suite

6' 2" x 7' 0" (1.88m x 2.13m)

Comprising a modern white walk in shower cubicle, matching washbasin and WC, with tiled walls and panelled splashbacks. Further benefitting from an extractor fan and heated towel radiator.

Bedroom 2

13' 1" x 9' 9" (3.99m x 2.96m)

This additional double bedroom benefits from a rear facing window and opens through to a dressing room which also features from a side facing window, this area could be reconfigured to form a fourth single bedroom or home office by closing the current opening from the adjoining bedroom and creating a new doorway from the landing.

Bedroom 3

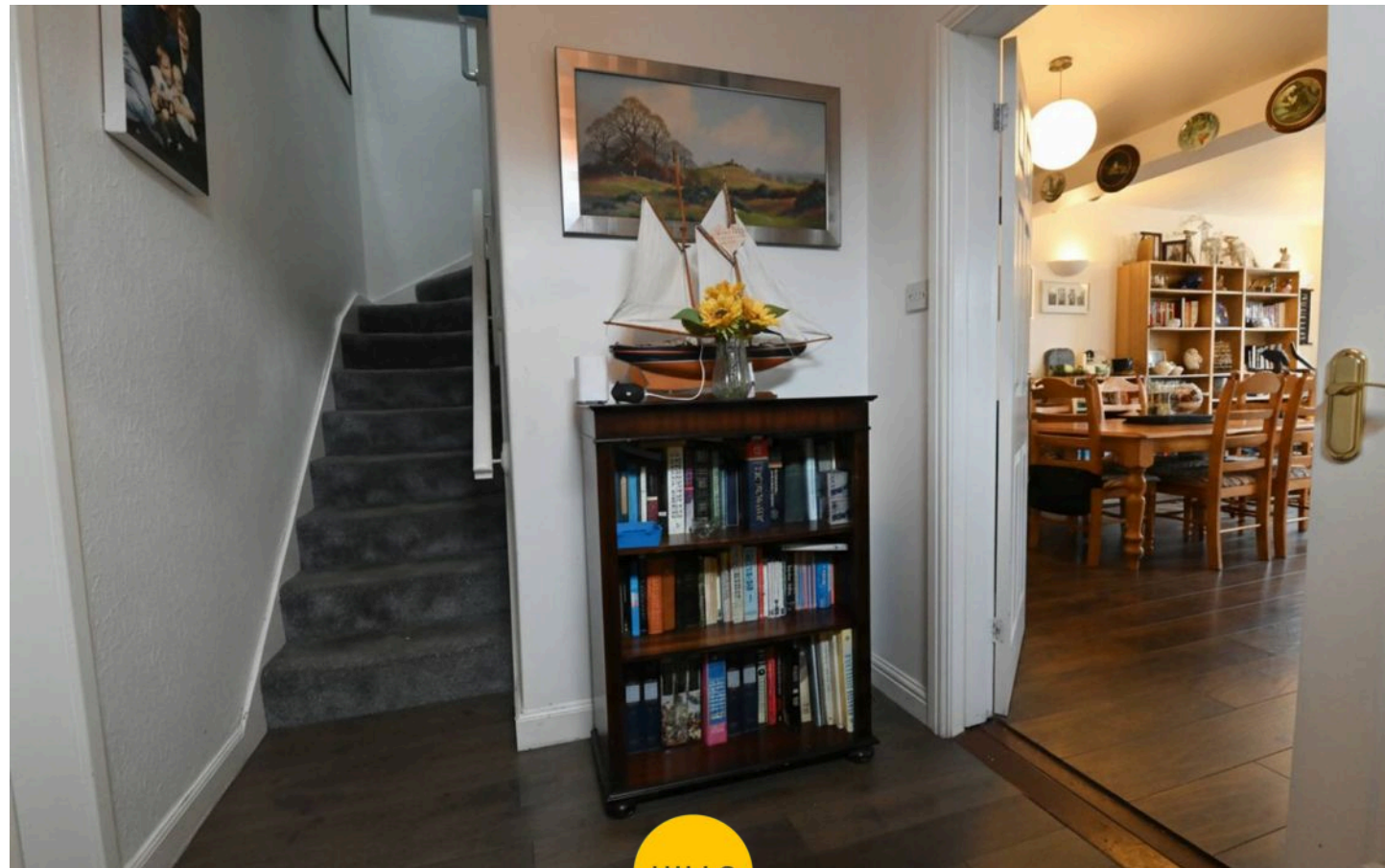
18' 11" x 8' 2" (5.77m x 2.48m)

This rear facing double bedroom enjoys an abundance of natural light, featuring an inset door and a Velux roof window.

Family Bathroom

9' 0" x 5' 1" (2.75m x 1.55m)

A spacious family bathroom featuring a white suite comprising a bath with overhead shower, matching washbasin, WC and bidet. With tiled splashbacks, an extractor fan and heated towel radiator, the room offers excellent potential to create a stylish and functional space.



HILLS



GARDEN

To the rear, the property boasts a south facing garden, perfect for enjoying the sunshine and for gardening enthusiasts. From the French doors, a decked seating area opens seamlessly onto a paved patio, with additional paved areas bordered by shrubbery beds and further space for outdoor seating. At the front, there is a double driveway and a detached garage, providing plenty of off road parking and additional driveway space.

GARAGE

Single Garage

The property benefits from a driveway and a detached garage, providing ample off road parking, with additional on street parking available.

