



Park Road, Manchester, M25 ODY

Offers Over £900,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the highly sought-after area of Prestwich, Manchester, this stunning detached family home offers an exceptional living experience. Boasting four/five spacious bedrooms and four versatile reception rooms, this property is perfect for a growing family seeking both comfort and style.

The heart of the home is undoubtedly the sleek modern kitchen, which seamlessly flows into an open-plan living area, creating a warm and inviting space for family gatherings and entertaining guests. The gorgeous garden room, with its picturesque views of the tranquil rear garden, provides a serene retreat where one can unwind and enjoy the beauty of nature.

For added convenience, the property features secure gated off-road parking at the front, ensuring peace of mind for residents. The generously sized rear lawn is perfect for children to play or for hosting summer barbecues with friends and family.

The layout of the home is both practical and flexible, with a downstairs reception room that can easily serve as an additional bedroom, catering to various needs. Furthermore, the handy loft room presents an excellent opportunity for a home office, storage, or even a dressing room, making it a truly adaptable space.

Presented to a high standard with contemporary decor throughout, this property is ready for you to move straight in. With easy connections to Manchester City Centre, this home not only offers a beautiful living environment but also the convenience of urban life. Don't miss the chance to make this exquisite property your new family home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Freehold
 - Secure Gated Off Road Parking
 - Presented To A High Standard And Ready To Move Into
- Council Tax Band G
 - Sleek Modern Kitchen With Access To An Open Plan Living Area
 - An Envious Family Home With Viewing Essential
- EPC Rating D
 - A Gorgeous Garden Room With Picturesque Views And Abundance Of Private Garden Space
 - Sought After Area Within Easy Access To Major Commuter Routes

Ground Floor

Entrance

Entrance door leading to hallway.

Hallway

5'7 x 4'9 (1.70m x 1.45m)

Double glazed window, tiled flooring, door leading to WC, open access to entrance hall.

WC

6' x 4'9 (1.83m x 1.45m)

Double glazed frosted window, central heating radiator, dual flush plate WC, vanity top wash basin with mixer taps, spotlights, partially tiled elevations, tiled flooring.

Hallway

13'1 x 10'9 (3.99m x 3.28m)

Spotlights, wood panelling, tiled flooring, stairs leading to the first floor, doors to under stairs storage, reception room one, reception room two and dining room.

Reception Room One

19'11 x 16' to widest point (6.07m x 4.88m to widest point)

Three double glazed windows, central heating radiators, spotlights.

Reception Room Two

14'11 x 13' (4.55m x 3.96m)

Double glazed bay window, central heating radiator, spotlights.

Dining Room

12'3 x 9'1 (3.73m x 2.77m)

Double glazed sliding doors to the rear garden, tiled flooring with underfloor heating, spotlights, open access to the kitchen and reception room three.

Reception Room Three

17'5 x 13'4 (5.31m x 4.06m)

Double glazed window, air conditioning unit, central heating radiator, double glazed sliding doors to the rear garden.

Kitchen

18'11 x 12'4 (5.77m x 3.76m)

Two Velux windows, two sets of double glazed sliding doors to the rear garden, wall and base units with corian work

surfaces and breakfast bar, two Miele ovens in high rise units with a six ring Miele gas hob, Miele extractor hood, Miele integrated coffee machine, integrated fridge freezer, plumbing for dishwasher, integrated sink with integrated draining ridges and mixer taps, spotlights, tiled flooring with underfloor heating, intercom, access to utility room and garden room.

Utility Room

8'10 x 7'10 (2.69m x 2.39m)

Velux window, wall and base units with laminate work surface, wall mounted boiler, plumbing for washing machine, stainless steel sink with draining board and mixer taps, tiled flooring.

Garden Room

15'11 x 11'6 (4.85m x 3.51m)

Two sets of double glazed sliding doors to the rear garden, Velux window, spotlights, wooden effect flooring, central heating radiator.

First Floor

Landing

13' x 10'9 (3.96m x 3.28m)

Double glazed window, central heating radiator, intercom, doors leading to four bedrooms and the family bathroom.

Bedroom One

14'11 x 13' (4.55m x 3.96m)

Double glazed bay window, central heating radiator, spotlights, integrated speakers, air conditioning unit, fitted wardrobes, door leading to ensuite.

Ensuite

8'9 x 7'2 (2.67m x 2.18m)

Double glazed frosted window, central heating radiator, dual flush plate WC, double vanity top wash basins with mixer taps, walk-in direct feed rainfall shower with rinsehead, extractor fan, spotlights, fully tiled elevations, tiled flooring.

Family Bathroom

10'1 x 8'9 (3.07m x 2.67m)

Double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, double panel bath with mixer taps, corner direct feed shower, extractor fan, spotlights, fully tiled elevations, tiled flooring.

Bedroom Two

12'11 x 12'4 (3.94m x 3.76m)

Double glazed window, central heating radiator, fitted wardrobes.

Bedroom Three

16'1 x 11'11 to widest point (4.90m x 3.63m to widest point)

Double glazed window, two Velux windows, central heating radiator, fitted wardrobes, stairs leading to the second floor.

Bedroom Four

9' x 7' (2.74m x 2.13m)

Currently used as a dressing room - Double glazed window, central heating radiator, fitted wardrobes, spotlights.

Second Floor

Dressing Room/Office

20'3 x 7'4 (6.17m x 2.24m)

Double glazed window, central heating radiator, fitted wardrobes, storage.

External

Front

Secure gated driveway with intercom leading to a block paved driveway providing off-road parking for numerous vehicles. Enclosing hedges, bedding areas and wood chippings complement a lawned area at the front of the property.

Rear

A gorgeous, enclosed, lawned garden with enclosing hedges with the addition of a generous paved patio providing ample seating areas overlooking the garden. There is also a timber shed.



Tel: 01617510340

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