



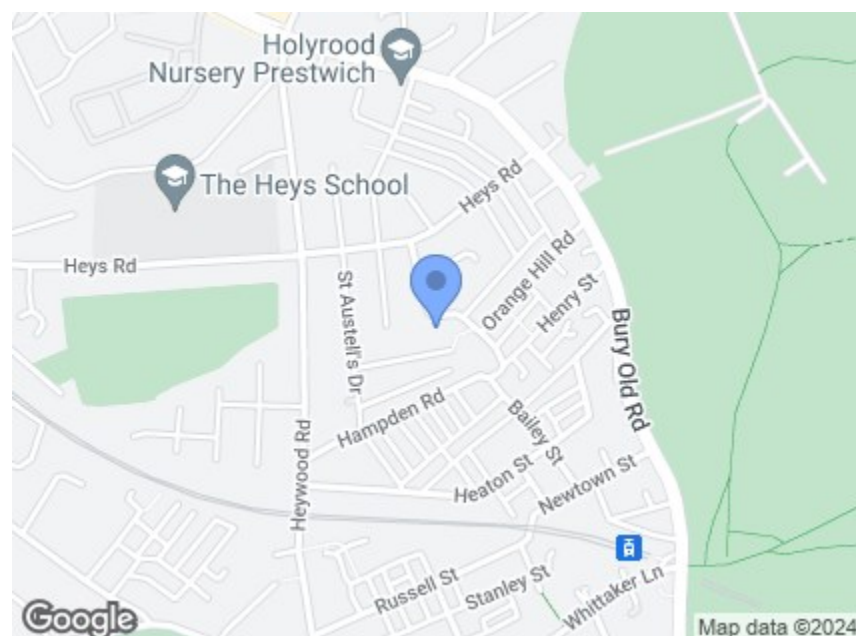
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



GROSS INTERNAL AREA
TOTAL: 75 m²/816 sq ft
FLOOR 1: 41 m²/445 sq ft, FLOOR 2: 34 m²/371 sq ft
EXCLUDED AREAS: GARAGE: 26 m²/283 sq ft, PORCH: 2 m²/25 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head east on Carr St towards Bolton St/A676 and continue onto Bridge St. Bridge St turns slightly left and becomes Peel Brow, Turn slight right onto Bury New Rd and then turn right onto Manchester Rd/A56. Turn left to merge onto M66 towards Manchester/M60/M62, and at junction 4, take the M62/M60 exit to Preston/M61/Liverpool. At Simister Island, take the 3rd exit onto the M60 slip road to Ring Road(West)/Preston/M61/Bolton/Liverpool/M62, the keep right at the fork to continue towards M60. At junction 17, take the A56 exit to Prestwich/Whitefield, at the roundabout, take the 1st exit onto Bury New Rd/A56 and turn left onto Fairfax Rd. Turn right onto Hastings Rd.

26 Hastings Road
Prestwich, Manchester, M25 1PF

Price guide £250,000



- Well Presented three bedroom semi-detached property
- Gas central heating & double glazed throughout
- Sold with NO CHAIN
- Close to local amenities, transport links & motorway
- Two reception rooms, kitchen & storage room
- In need of some modernisation/refurbishment
- Garage with gardens to front & rear
- A Must See!!! Viewing is highly recommended

26 Hastings Road

Prestwich, Manchester, M25 1PF

*****THREE-BEDROOM SEMI-DETACHED HOUSE**SOLD WITH NO CHAIN**IN NEED OF SOME MODERNISATION**GARAGE & GARDENS TO FRONT & REAR**SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION*** This semi detached property occupies a prime position in the heart of Prestwich, offering an excellent development opportunity and is available for sale with no onward chain.**

The spacious layout comprises an entrance porch, a well-appointed lounge leading to a through dining room, a kitchen equipped with a range of fitted appliances, and an entry with access to the rear. The first floor features three bedrooms and a three-piece bathroom. Outside, the front boasts a low-maintenance garden, while the rear includes a private yard with access to a garage featuring an up-and-over door.

This sought-after location provides convenient access to Prestwich's array of shops and amenities and is well-connected for commuting to Bury, Manchester, and throughout the North West. Highly regarded schools are within walking distance. Internal viewings are strongly recommended to fully appreciate the potential of this property. Don't miss out – act now to avoid disappointment.

Entrance Porch & Hallway

3'6 x 7'9, 6'9 x 7'9 (1.07m x 2.36m, 2.06m x 2.36m)
Gas central heating radiator, centre ceiling light, leading off to downstairs accommodation with stairs leading to first floor.

Living Room

12'5 x 11'1 (3.78m x 3.38m)
Double glazed window to front elevation, feature fire place with gas fire, coving, centre ceiling light, gas central heating radiator, open plan through to dining room.



Alternative view



Dining Room

7'11 x 11'1 (2.41m x 3.38m)
French doors leading out and overlooking well presented private garden, centre ceiling light, gas central heating radiator, coving, access through to kitchen.

Kitchen

10'0 x 7'5 (3.05m x 2.26m)
Double glazed window to rear and side elevation, fitted with a range of wall and base units, inset sink with mixer tap and contrasting worktops, splashback tiles, centre ceiling light, space for cooker, space for fridge freezer, space for washing machine, access through to storage room and access to rear garden and garage



First Floor Landing

5'9 x 2'6 (1.75m x 0.76m)
Leading off to three bedrooms and family bathroom.

Master Bedroom

12'0 x 11'0 (3.66m x 3.35m)
Double glazed window to front elevation, fitted wardrobes, centre ceiling light, gas central heating radiator.



Bedroom Two

7'11 x 11'0 (2.41m x 3.35m)
Double glazed window to rear elevation, fitted wardrobes, centre ceiling light, gas central heating radiator.



Bedroom Three

7'11 x 7'10 (2.41m x 2.39m)
Double glazed window to rear elevation, centre ceiling light, gas central heating radiator.

Bathroom

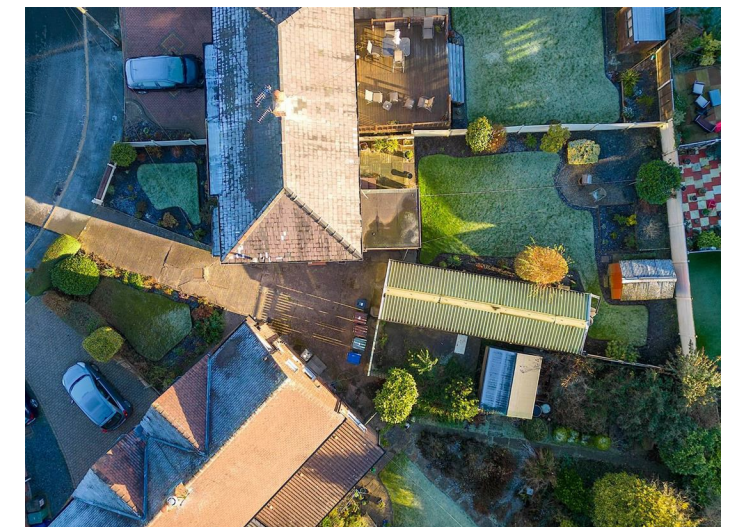
5'11 x 7'10 (1.80m x 2.39m)
Double glazed frosted window to front elevation, fitted with a three piece suite, comprising of low level wc, hand wash basin, walk in shower, part tiled, centre ceiling light, gas central heating radiator.

Rear Garden

Private well proportioned garden to rear, outside shed, detached garage, patio area, mainly laid to lawn with mature shrubs and plants.



Alternative view



Tenure - Freehold
Council Tax - Bury band B