

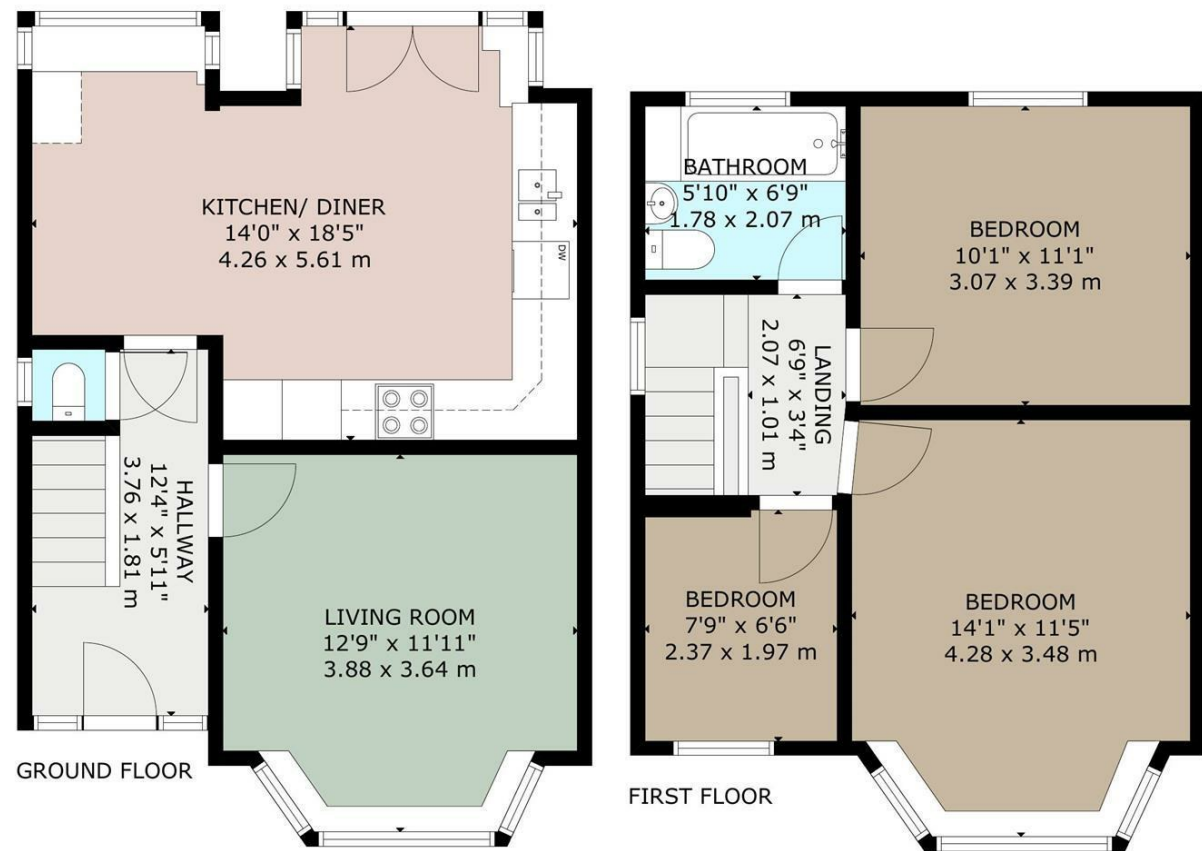


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# CHARLES LOUIS

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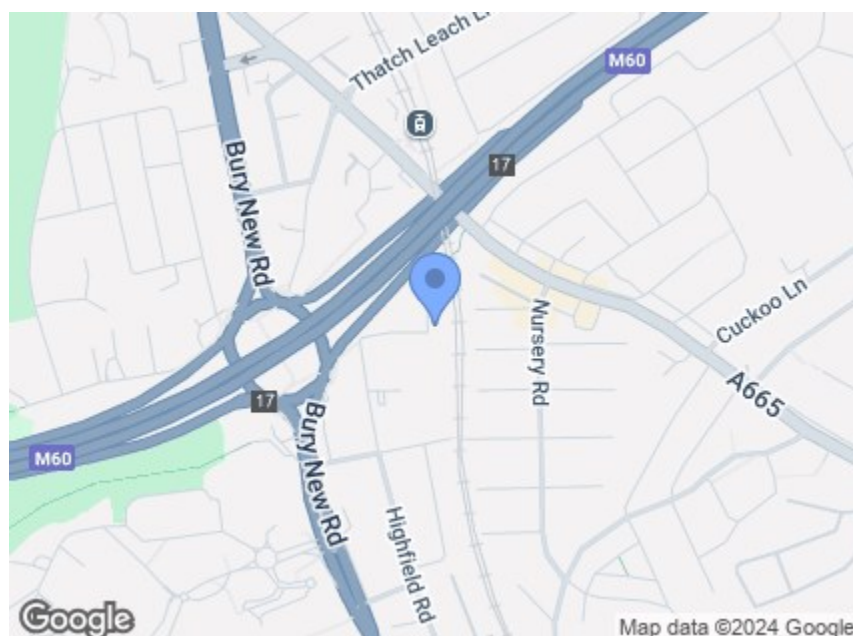


GROSS INTERNAL AREA  
TOTAL: 81 m<sup>2</sup>/869 sq.ft  
GROUND FLOOR: 42 m<sup>2</sup>/450 sq.ft, FIRST FLOOR: 39 m<sup>2</sup>/419 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

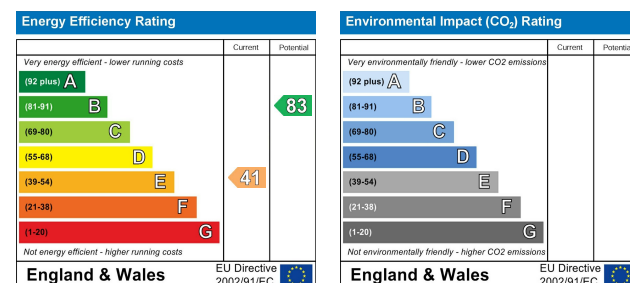


**36 Stanley Avenue North**  
Prestwich, Manchester, M25 3AT

**Price guide £350,000**



### Directions



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.

- Immaculate Three bedroom Detached House
- Open Plan Kitchen/Diner With Views Over Garden
- Gardens to Front & Rear With Driveway Parking & Summer House
- Close To Local Amenities, Transport Links, Parks & Schools

- Located In A Quiet, Well Sought After Cul De Sac Location
- Fully Modern Fitted Family Bathroom & Downstairs WC
- Gas Central Heating & Double Glazed Throughout
- A Must See!!! Viewing Highly Recommended To Appreciate Size & Location

# 36 Stanley Avenue North Prestwich, Manchester, M25 3AT

\*\*\*IMMACULATE THREE BEDROOM DETACHED PROPERTY\*\*SET IN A QUIET CUL DE SAC LOCATION\*\*GARDENS TO FRONT & REAR, WITH DRIVEWAY PARKING\*\*\*Charles Lois Homes are pleased to bring to the market this immaculate three bedroom detached property, located in a quiet cul de sac location, in a well sought after area, close to local amenities, transport links, schools and parks. The property in brief comprises of entrance hallway, downstairs wc, access to first floor and access to living room and open plan kitchen diner. To the first floor there are three bedrooms and family bathroom. The property benefits from gas central heating and double glazing throughout. To the rear is a well proportioned garden and outside house. To the front is driveway parking for two vehicles and garden. A Must See!!! To appreciate size, finish and location of the property.

## Hallway

124 x 5'11 (3.76m x 1.80m)  
Composite door to front elevation with side frosted double glazed windows, centre ceiling light, gas central heating radiator, laminate wood flooring, access to downstairs living accommodation and stairs to first floor.

## Living Room

129 x 11'11 (3.89m x 3.63m)  
uPVC double glazed bay window to front elevation, centre ceiling light, gas central heating radiator, wood laminate flooring



## Alternative View



## Open Plan Kitchen/Diner

14'0 x 18'5 (4.27m x 5.61m)  
uPVC double glazed window overlooking the rear garden, fitted with a range of wall and base units with wooden worktops, inset ceramic sink and mixer tap, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated oven, extractor fan and four ring induction hob, inset spots, modern fitted floor to ceiling radiator, laminate wood flooring and space for large dining table. Access to rear garden through French doors with lovely open space feeling.



## Alternative View



## Downstairs WC

uPVC double glazed window to side elevation, fitted with downstairs wc with sink inset to toilet, centre ceiling light, laminate wood flooring

## First Floor Landing

uPVC double glazed window to side elevation, leading off to three bedrooms and family bathroom

## Master Bedroom

14'1 x 11'5 (4.29m x 3.48m)  
uPVC double glazed bay window to front elevation, centre ceiling light, gas central heating radiator, laminate wood flooring.



## Alternative View



## Bedroom Two

10'1 x 11'1 (3.07m x 3.38m)  
uPVC double glazed window to rear elevation, centre ceiling light and gas central heating radiator.



## Bedroom Three

7'9 x 6'6 (2.36m x 1.98m)  
uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator, laminate wood flooring.



## Family Bathroom

5'10 x 6'9 (1.78m x 2.06m)  
uPVC double glazed opaque rear facing window, fitted with a three piece suite comprising of combi shower over the panel enclosed bath, hand wash basin, and low level WC, part tiled walls and tiled floor, centre ceiling light, gas central heating radiator and towel rail.

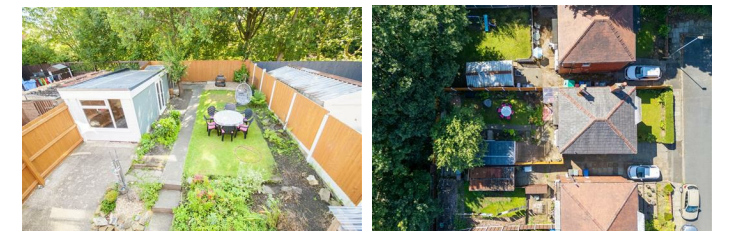


## Rear Garden

Private and spacious garden with mainly laid lawn and patio area, borders with plants and shrubs, shed and a large outside storage area perfect for an extra outdoor area.



## Alternative View



## Front External

Set behind dwarf wall and mature bushes with driveway parking, access to front door and access to rear with lawn and mature bushes and shrubs in borders.

Tenure - Leasehold  
Council Tax -