



**Deyne Avenue, Prestwich, M25**

£435,000 In Excess of

## Property Description

An exceptionally spacious four bedroom end of terrace family home with fantastic period features and plenty of character situated on one of Prestwich's most highly regarded streets, Deyne Avenue. A welcoming hallway greets you as your walk into the property on the ground floor. The ground floor accommodation comprises dining room, guest WC, lounge and diner kitchen large enough for everyday family dining. At first floor level there are two double bedrooms and a modern family bathroom. At second floor level there are two further double bedrooms serviced by another modern family bathroom on this floor. Externally, there is an easy to maintain yard to the rear of the property, ideal for outdoor dining and with steps down to the basement which provides fantastic everyday storage. Such a generously proportioned house in such a convenient location with Prestwich Village and the Metrolink station just a few minutes walking distance from your front door. Book your viewing today to avoid disappointment.

EPC Rating: D



## **Diner Kitchen**

**17' 9" x 10' 9" (5.41m x 3.27m)**

A bright and spacious modern diner kitchen with velux style window in the extended eating space bringing in much natural light.

## **Dining Room**

**18' 4" x 12' 4" (5.6m x 3.75m)**

Front aspect dining room with a bay window in addition to two side aspect windows making a characterful feature and a bright reception room.

## **Lounge**

**11' 5" x 12' 4" (3.49m x 3.75m)**

A spacious rear aspect reception room with ample space for full lounge suite and other furniture.

## **Bedroom 1**

**16' 4" x 11' 5" (4.98m x 3.49m)**

An exceptionally spacious double bedrooms situated to the front of the property.

## **Bedroom 2**

**11' 5" x 12' 4" (3.49m x 3.75m)**

Double bedroom to the rear of the property, currently utilised as a home office.

## **Bathroom**

**10' 2" x 9' 9" (3.1m x 2.97m)**

A well proportioned modern, tiled, rear aspect bathroom with velux style window and featuring walk in shower, WC, bath and wash hand basin.

## **Bedroom 3**

**16' 8" x 12' 2" (5.09m x 3.7m)**

Full double bedroom to the front aspect of the property, situated on the second floor.

## **Bathroom 2**

**8' 6" x 5' 2" (2.6m x 1.58m)**

A modern bathroom servicing the bedrooms on the second floor, featuring WC, pedestal wash hand basin and 'P' shaped bath with electric shower.

## **Bedroom 4**

**16' 8" x 8' 12" (5.09m x 2.74m)**

Spacious fourth bedroom towards the rear of the property, at second floor level.

## **Basement**

Basement accessed externally from the rear of the property. Fantastic storage space of a good size.



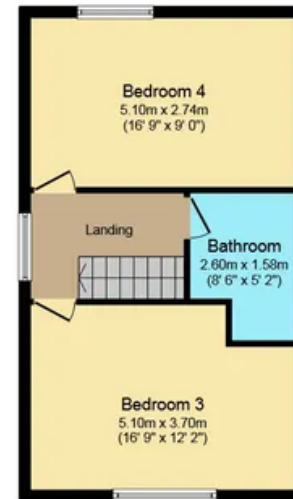
# All



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 163.0 sq. m. (1,755 sq. ft.) approx

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