S&S
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78a Kings Road, Manchester M25 0FY
www.sands-group.co.uk

45 PARK ROAD, PRESTWICH, MANCHESTER, LANCASHIRE M25 0ES

OFFERS OVER £550,000



NEW INSTRUCTION

PROPERTY REFERENCE CODE: RS0483

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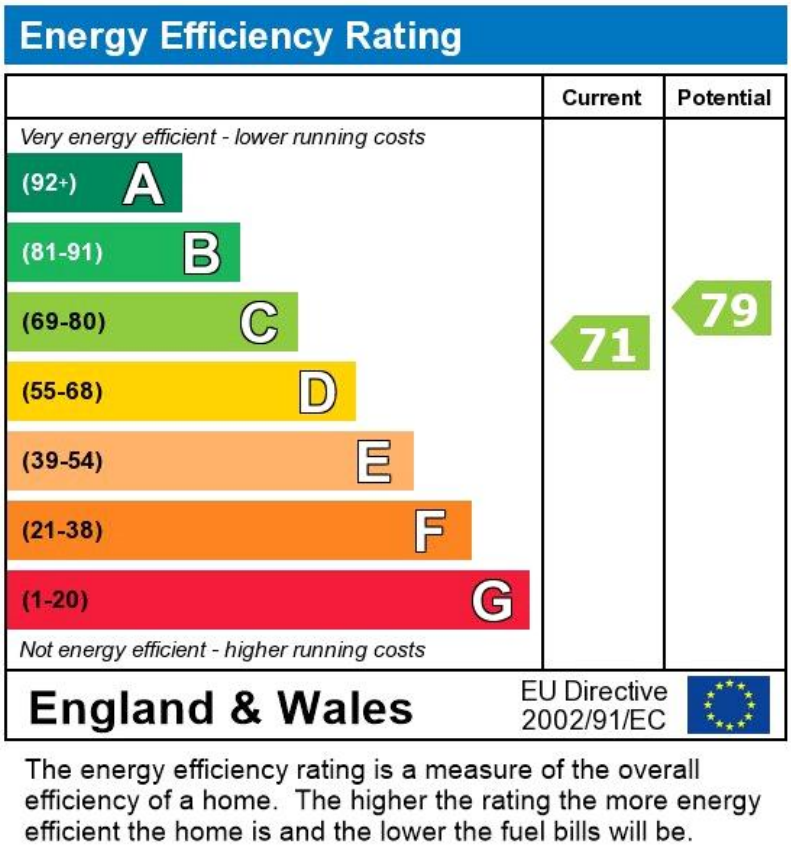
4 spacious bedrooms

Open Plan Dining Kitchen

Ground Floor WC and Utility Room

Large Garden - Not Overlooked

Large Driveway



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

S&S Property Group are delighted to offer for sale this deceptively spacious semi detached family home with four decent bedrooms.

Step into this beautifully presented four-bedroom home, perfectly designed for modern family living. Situated in a sought-after location, this property offers generous space, contemporary features, and a welcoming atmosphere throughout.

The ground floor boasts two spacious reception rooms, ideal for both relaxing and entertaining, alongside a convenient downstairs WC and a practical utility room. At the heart of the home is a large, modern kitchen complete with an inviting eat-in area—perfect for family meals or hosting guests.

Upstairs, you'll find four well-proportioned bedrooms, offering comfort and flexibility for growing families, home working, or guest accommodation.

Externally, the property continues to impress with a large rear garden—ideal for outdoor dining, play, or simply unwinding—and a front driveway providing off-road parking.

Additional benefits include central heating throughout, ensuring comfort all year round.

This is a fantastic opportunity to secure a spacious, well-appointed home in a desirable area. Early viewing is highly recommended.

Council Tax Band: e
Tenure: Leasehold (903 years)
Parking options: Driveway
Garden details: Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains


















































<u>TENURE</u>: We have been advised by the Vendors the property is Leasehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.