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

115 ALBERT AVENUE, PRESTWICH, MANCHESTER, LANCASHIRE M25 0HE

OFFERS OVER £395,000

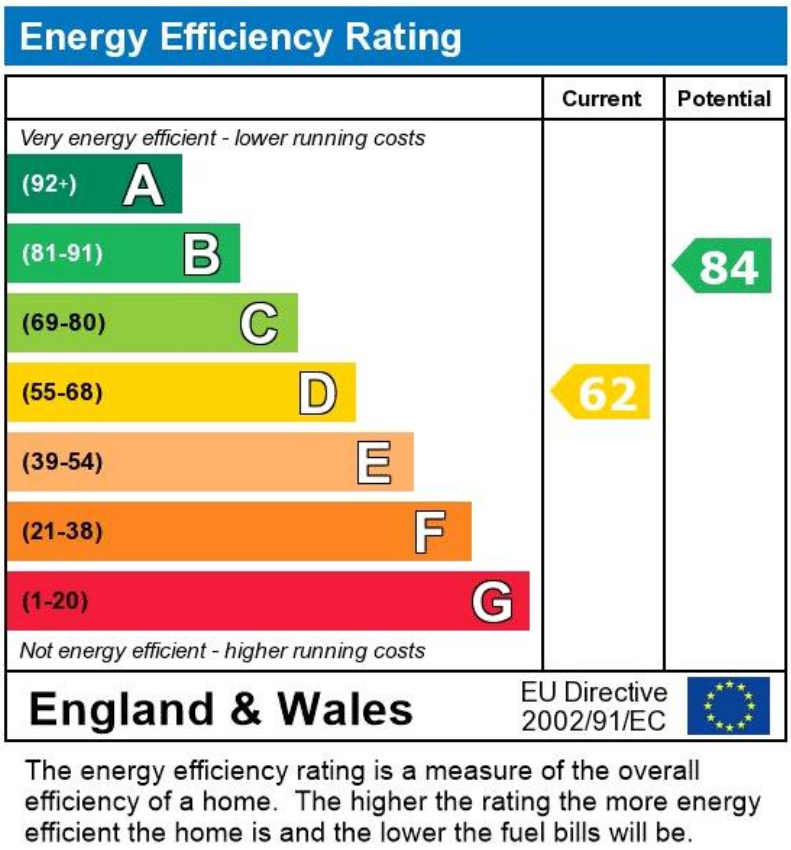


PROPERTY REFERENCE CODE: RS0498

115 ALBERT AVENUE, PRESTWICH, MANCHESTER, LANCASHIRE M25 0HE

* 3 Bedrooms
* Master en-suite
* Through Lounge/Dining Room
* Downstairs WC
* Kosher Kitchen
* Rear garden with side gate and back door
* Fantastic Location
* Basement

- BASEMENT



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 spacious larger-style semi-detached family home, ideally situated on the ever-popular Albert Avenue

Offering generous accommodation throughout, the property briefly comprises a welcoming entrance hallway with ample built-in storage, a bright and spacious bay-fronted lounge opening through to the dining room, a well-appointed kosher kitchen with a range of wall and base units, and a convenient guest WC.

To the first floor, the property boasts a spacious principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom fitted with a three-piece suite.

Further benefits include gas central heating, UPVC double glazing and a private rear garden, which can be accessed from both the dining room and kitchen, as well as via a side gate.

The property occupies a sought-after position on the corner of Hardman Avenue, conveniently located close to the junction with Bury Old Road, providing excellent access to local amenities, schools, transport links, and places of worship.

Please note that S&S Property Group have not tested any apparatus, fixtures, fittings, or services. Interested parties should satisfy themselves as to their condition and working order. All measurements are

approximate and photographs are provided for guidance only.

Tenure: Freehold
Parking options: On Street
Garden details: Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains













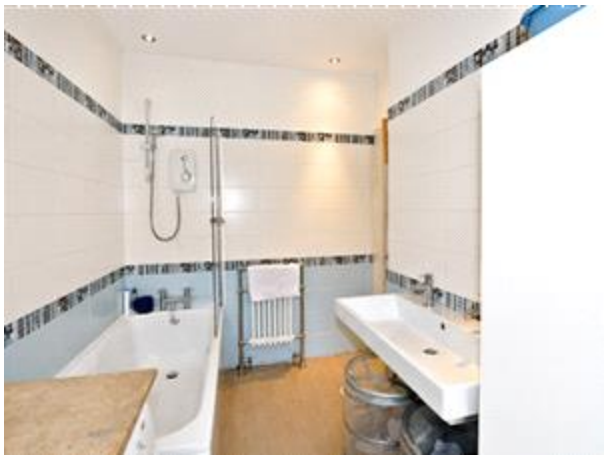






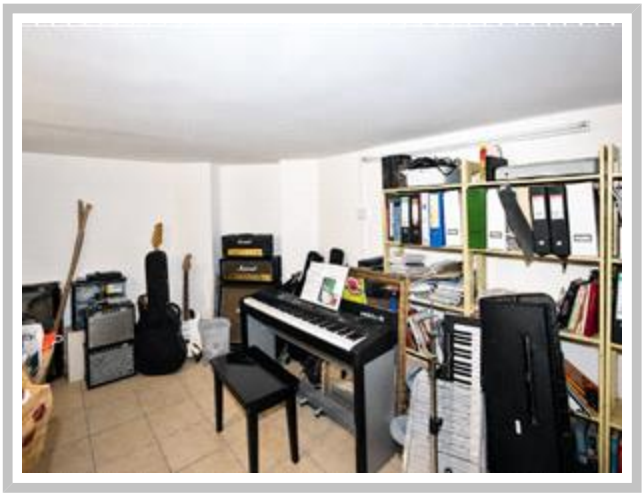












<u>TENURE</u>: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means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