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www.sands-group.co.uk

18 ROCHESTER AVENUE, PRESTWICH, MANCHESTER M25 0LF

£325,000



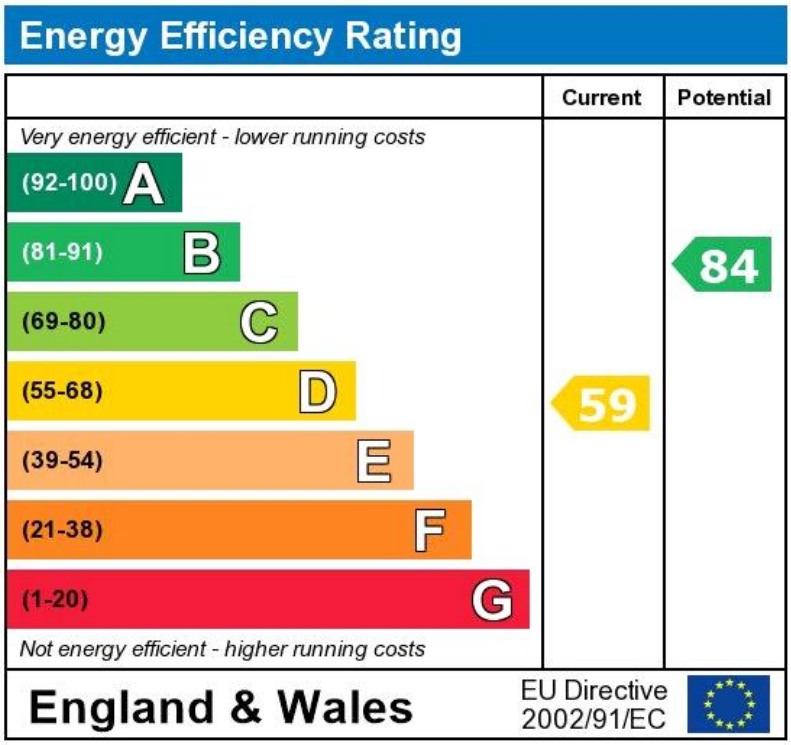
SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME – NO ONWARD CHAIN

PROPERTY REFERENCE CODE: RS0518

18 ROCHESTER AVENUE, PRESTWICH, MANCHESTER M25 0LF

Key Features

-Three-bedroom semi-detached property
-Two spacious reception rooms
-Fitted kitchen
-Convenient downstairs WC
-Family bathroom
-Approximately 107 sq m
-Move-in condition
-Rear garden
-On-street parking
-Freehold
-No onward chain
-Popular Prestwich location



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 present this spacious three-bedroom semi-detached family home, ideally situated on Rochester Avenue in Prestwich. Offering approximately 107 sq m of well-proportioned accommodation, this property is presented in move-in condition and is offered for sale with no onward chain.

The ground floor comprises a spacious separate lounge and dining room, creating a versatile and inviting living area with ample space for both relaxation and entertaining. The property also benefits from a fitted kitchen, providing a practical space for everyday use, along with a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms and a family bathroom, offering comfortable and practical accommodation for the whole household.

Presented in move-in condition throughout, the property provides an excellent opportunity for buyers seeking a home they can settle into without the need for significant renovation or refurbishment.

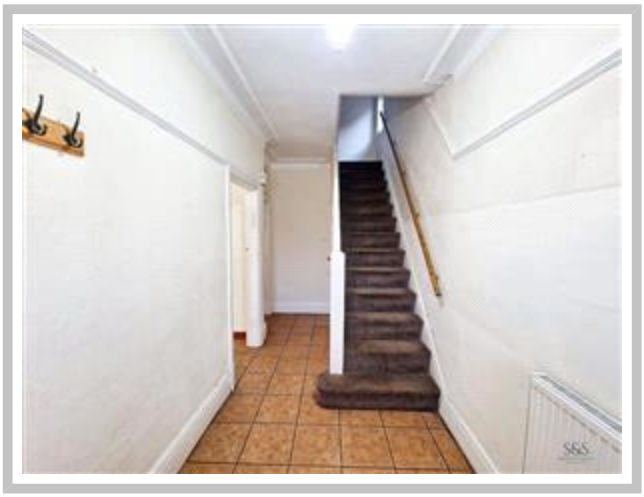
Externally, the property benefits from a rear garden, offering outdoor space for relaxation, entertaining and family activities. On-street parking is also available.

Rochester Avenue is conveniently situated within the popular M25 area of Prestwich, with easy access to a variety of local amenities, including schools, shops, restaurants, parks and places of worship. The property is also well positioned for public transport links and access to the motorway network, making it an excellent choice for those commuting into Manchester and the surrounding areas.

Offered on a freehold basis with no onward chain, this property presents a fantastic opportunity for families, first-time buyers and investors looking to purchase a well-maintained home in a desirable and convenient location.

Early viewing is highly recommended to fully appreciate the space and accommodation this property has to offer.

Council Tax Band: C
Tenure: Freehold
Parking options: On Street
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains























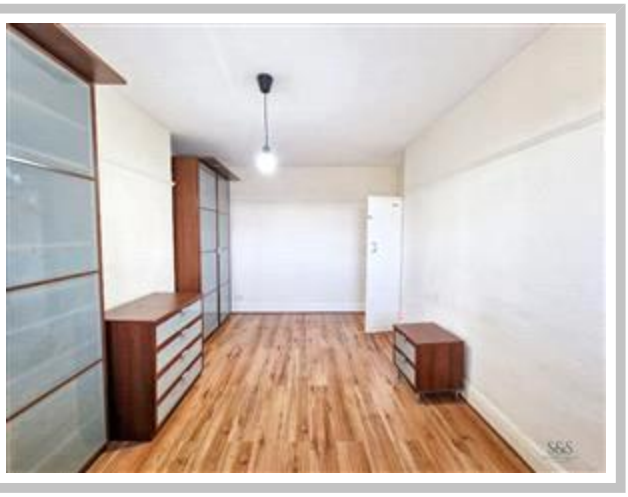


























<u>TENURE</u>: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means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