



HILLS

11 Chandos Road, Prestwich

Manchester

£370,000



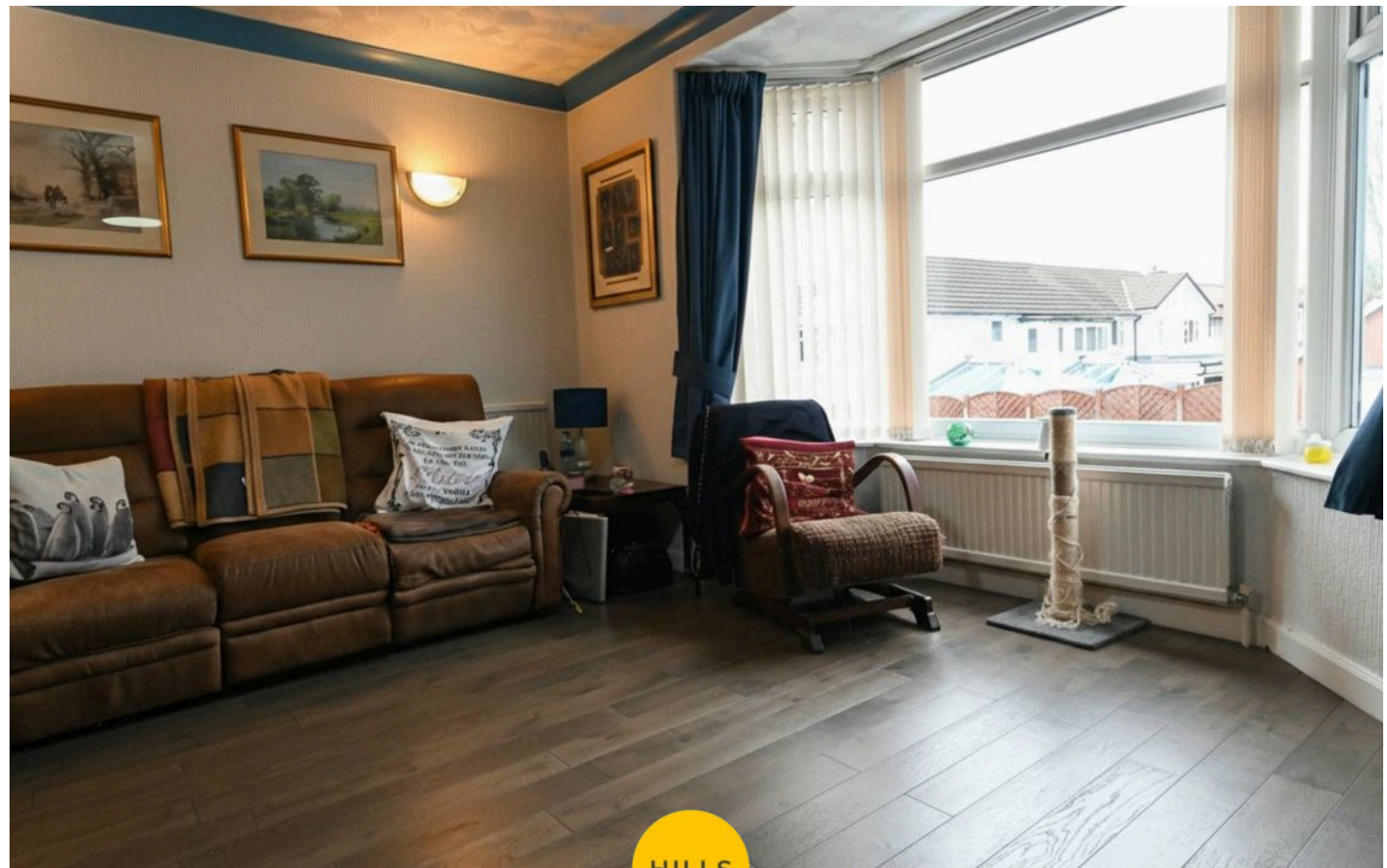
# 11 Chandos Road

Prestwich, Manchester

Council Tax band: C

Tenure: Freehold

- Extended Semi Detached House
- 3 Bathrooms
- 3 Spacious Bedrooms
- Off Street Parking/Driveway & Garage
- Perfect family living
- Popular location
- Perfect for outdoor entertaining



HILLS





### Living Room

15' 5" x 16' 11" (4.71m x 5.16m)

Situated at the front of the property, the lounge is a well sized and welcoming family room, enhanced by a large bay window allowing plenty of natural light to flow through, creating a bright and comfortable living space.

### Kitchen

11' 1" x 17' 7" (3.37m x 5.35m)

The kitchen offers a practical and well-designed layout with wood effect wall and base units, integrated appliances including an eye level oven and grill, four ring hob with extractor hood, and fridge/freezer. Space and plumbing is available for a dishwasher and washing machine, while the extended work surface creates a useful breakfast bar. A rear facing window allows plenty of natural light.

### Dining Room

22' 9" x 10' 7" (6.93m x 3.23m)

The dining room forms part of an impressive L shaped layout with the family room, creating a generous and versatile living space. Well proportioned and filled with natural light, it provides an excellent setting for both everyday dining and entertaining

### Family Room

10' 10" x 7' 3" (3.30m x 2.20m)

This extended L shaped reception room offers generous space for both lounge and dining areas. The dining area leads into a seating space with two rear-facing windows and French doors opening onto the garden. The room also opens through to the kitchen/diner, enhancing the open plan feel.

### Hallway

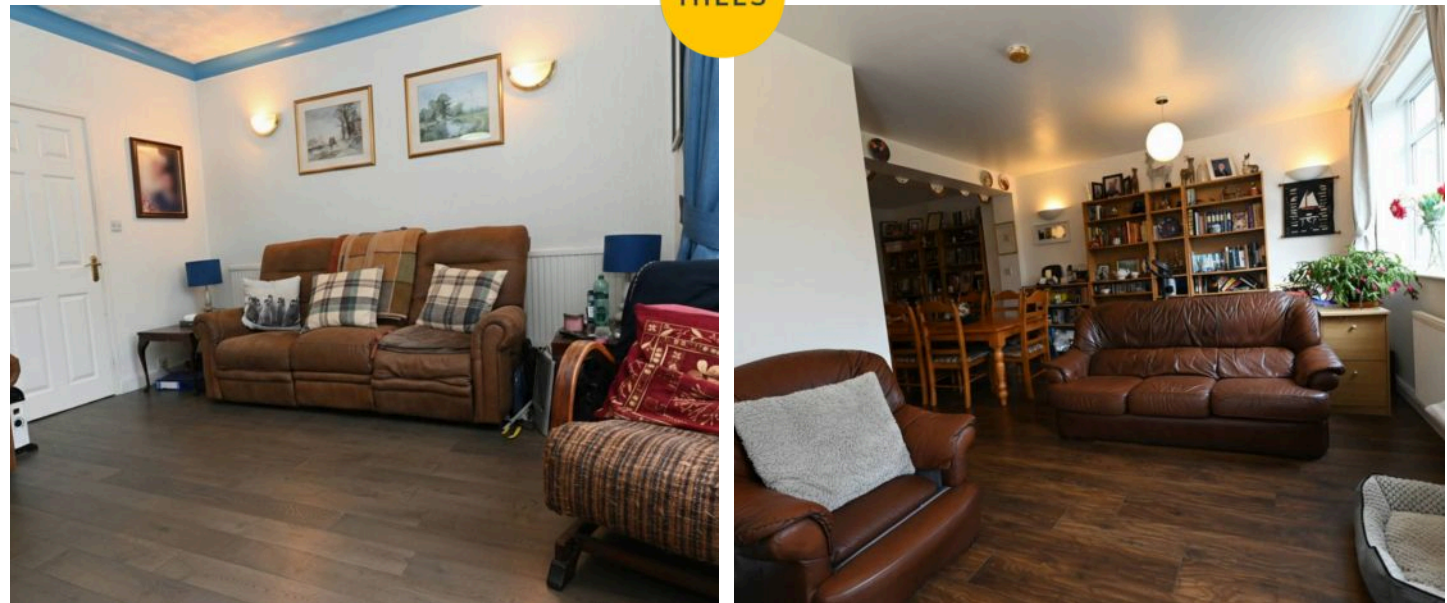
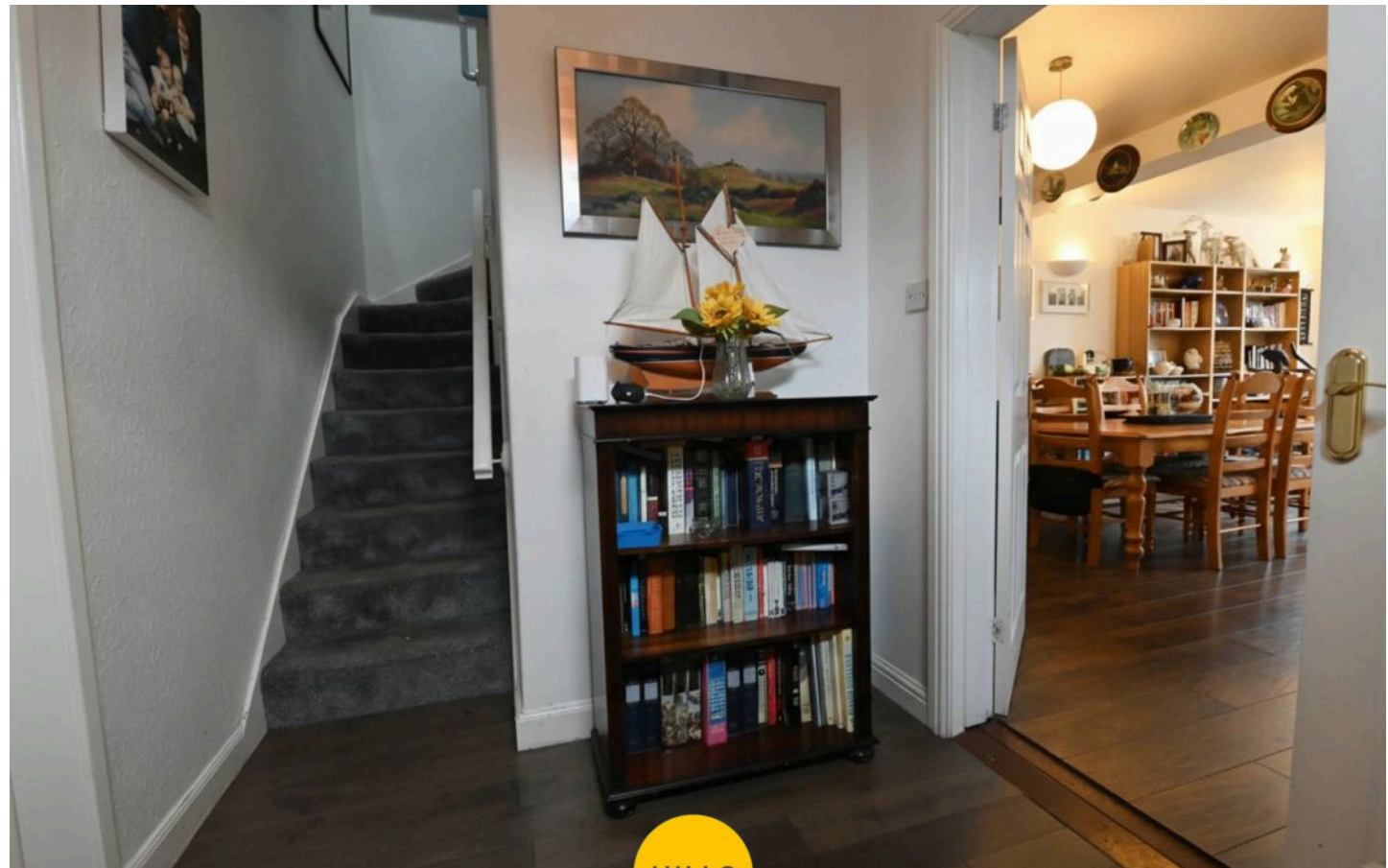
7' 0" x 16' 11" (2.13m x 5.16m)

A welcoming entrance hallway with panelled doors providing access to all rooms, including some double doors, with the staircase rising directly ahead.

### Downstairs Bathroom

3' 9" x 8' 6" (1.14m x 2.58m)

The shower room features a white suite including a shower cubicle, washbasin and WC, complemented by tiled walls.





## GARDEN

To the rear, the property boasts a south facing garden, perfect for enjoying the sunshine and for gardening enthusiasts. From the French doors, a decked seating area opens seamlessly onto a paved patio, with additional paved areas bordered by shrubbery beds and further space for outdoor seating. At the front, there is a double driveway and a detached garage, providing plenty of off road parking and additional driveway space.

## GARAGE

### Single Garage

The property benefits from a driveway and a detached garage, providing ample off road parking, with additional on street parking available.



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