



Milton Road, Prestwich, Manchester

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, located in the highly sought-after residential area of Prestwich, Manchester.

Prestwich offers a vibrant community atmosphere, a variety of local shops, cafes, and restaurants, as well as excellent transport links. The home is ideally situated within walking distance of local schools, essential amenities, and Heaton Park—one of the largest municipal parks in Europe—perfect for outdoor activities, scenic walks, and family outings. The property also benefits from excellent connectivity, with easy access to the M61 motorway, making commuting effortless.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you enter the dining room, which is set in an open-plan layout with the lounge. The spacious lounge features a beautiful bay window overlooking the front aspect, while the dining area provides ample space for a large family dining table, with double patio doors leading out to the garden.

From the dining room, you step into the modern fitted kitchen at the rear. This well-equipped kitchen includes integrated appliances including a fridge, freezer, oven, hob, and dishwasher. A single door provides access to the rear garden, and there is also convenient access to a WC.

Upstairs, you will find three well-proportioned bedrooms, along with a modern three-piece family bathroom featuring an over-the-bath shower.

The attic is accessible via a convenient pull-down ladder and has been converted into a functional room, complete with a Velux window, heating, and lighting, adding extra versatility to the home.

Externally, the front of the property boasts an enclosed flagged garden with two steps leading to the front door, while ample on-street parking is available nearby. At the rear, a generously sized garden includes a well-maintained lawn, a flagged patio, and a wooden decking area—perfect for adding outdoor furniture and enjoying the secluded space.





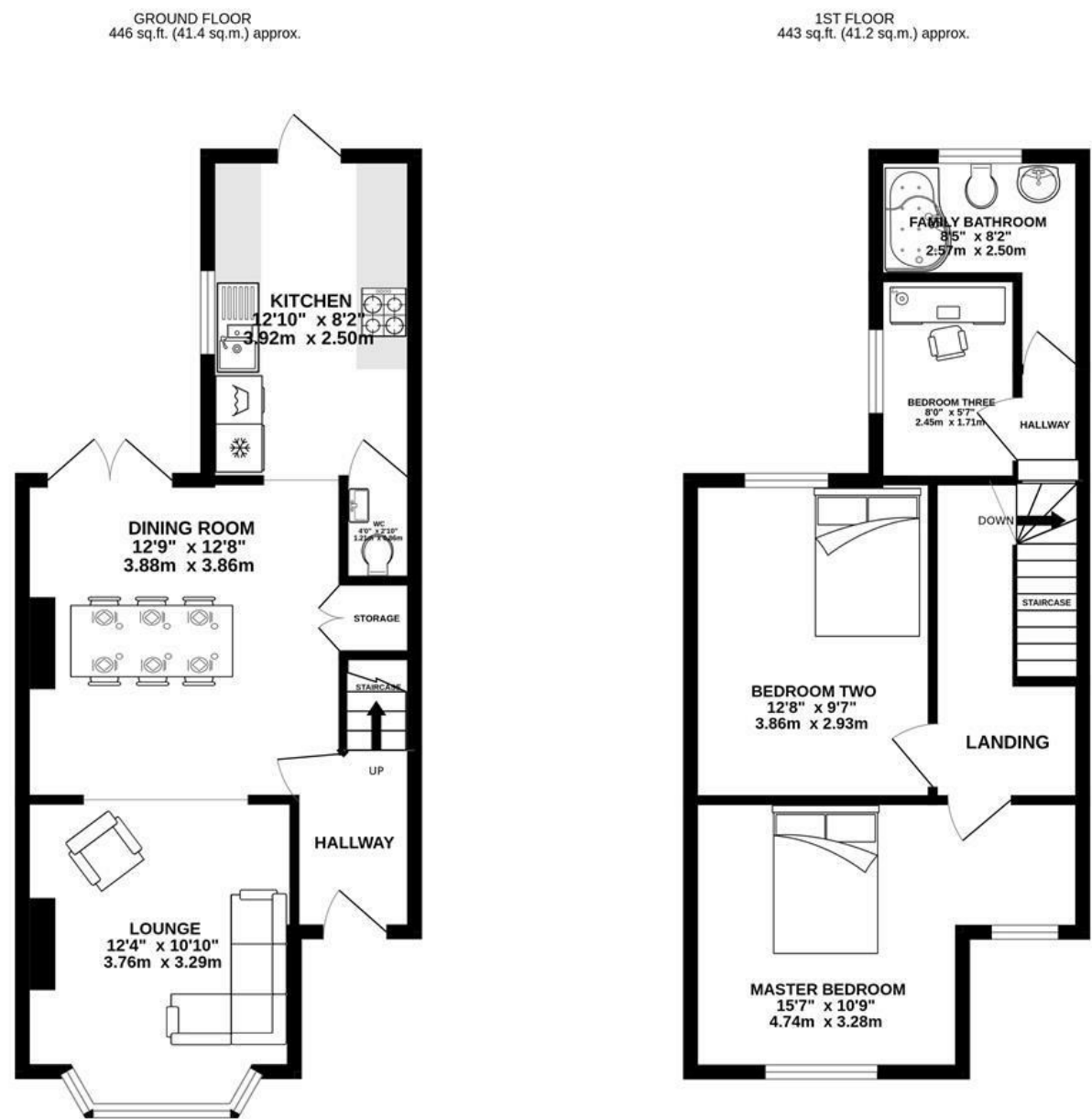








BEN ROSE




TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>66</div>	<div>84</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 