



**20 Mountside Crescent, Prestwich
Manchester M25 3JF**

Offers Over £290,000

Hyde Estates are delighted to offer this three bedroom semi-detached house for sale. Featuring off street parking and a south facing rear garden, the property is well presented throughout and is an ideal opportunity for first time buyers.

Ideally situated just a stone's throw away from Prestwich Clough and just a short walk from Prestwich Village and its thriving high street of shops, restaurants and independent bars. Commuters benefit from excellent public transport links into Manchester City Centre via the Metrolink service and many bus routes whilst access to the local motorway network is close by at Junction 17 of the M60.



Accommodation

Briefly comprising; entrance hall with stairs to the first floor, bay fronted living room with original flooring and space for both lounge and dining furniture, kitchen with modern range of contrasting wall and base units with inset 1.5 sink unit. Integral oven, induction hob and extractor hood. Space for freestanding fridge freezer, tiled floor and door to utility room with counter top and plumbing for a washing machine. Includes; understairs storage cupboard and side door to rear garden. From the first floor landing is the bay fronted main bedroom with ample space for a double bed and freestanding bedroom furniture, the second double bedroom is rear facing and has views of St Mary's Church. The single third bedroom is front facing and currently used as a home office and the fully tiled bathroom is fitted with a modern white suite of combined wc/vanity unit and bath with mains operated shower and rainfall showerhead. Frosted window, heated chrome towel rail and extractor fan.

Room Measurements

Hallway

Living Room: 15'8" x 13' measured into bay window

Kitchen: 13'11" x 8'2"

Utility Room

Bedroom 1: 12'9" x 10'9" measured into bay window

Bedroom 2: 11' x 8'9"

Bedroom 3: 7'6" x 7'5"

Bathroom: 6'5" x 5'3"

Gardens

To the front of the house is a lawned garden with pathway and hardstanding drive continuing to the side of the property. Gated access to the south facing rear garden which features a lawned area, loose stone second tier and paved patio, ideal for outside dining.

Parking

Driveway located at the front of the property continues to the side of the house. Space for at least one vehicle.

Additional Information

The property is serviced by a wall mounted combi boiler and has uPVC double glazed windows throughout. The loft is accessed via a drop down ladder from the first floor landing and is fully boarded.

Tenure

We understand from the vendor that the property is FREEHOLD.

Council Tax

Bury Council, Band B.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estates and Letting Agents 0161 773 4583.

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
(1-30) Not energy efficient - higher running costs			(1-30) Not environmentally friendly - higher CO ₂ emissions		
62		77			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB