



**1 Hindburn Close, Whitefield
Manchester M45 8JP**

£185,000

Hyde Estates are pleased to present this three bedroom quasi semi detached house for sale. This ideal first time buy has recently undergone cosmetic improvements, including redecoration throughout and new carpet and barrier matting fitted on the ground floor in January 2026. Complete with Freehold title, the property features spacious living accommodation and generous gardens to the front and rear and is conveniently offered with no onward chain.

Hindburn Close is a quiet cul de sac situated in a popular residential area of Whitefield just off Oak Lane. Ideally located close to shops, schools and green spaces the property benefits from excellent public transport links via regular bus routes to Bury and Manchester City Centre, perfect for commuters. The nearest metrolink station is located just one mile away at Besses o'th' Barn.



Accommodation

Briefly comprising; entrance hall with new barrier matting and stairs to the first floor, dual aspect living room with space for both lounge and dining furniture, feature fireplace and new carpet with door through to the kitchen. Fitted with a collection of wall and base units, inset 1.5 sink unit and mixer tap the kitchen has tiled walls and flooring. Integrated oven, four ring gas hob and extractor hood with space for freestanding appliances. Three windows and side door to rear garden.

From the first floor landing are three bedrooms, comprising of two double rooms and a third single room with built in storage cupboard. The bathroom is fitted with a modern three piece suite of; wc, washbasin with storage cupboard beneath and corner bath with overhead mains operated shower. Includes both tiled and panelled splashbacks, cushioned vinyl floor, frosted window and fitted mirror. Loft access and built in airing cupboard accessed from the landing.

Room Measurements

- Living room: 18'7" x 11'6"
- Kitchen: 18'8" x 9'1" at extremes
- Bedroom 1: 11'10" x 9'1"
- Bedroom 2: 10'8" x 9'7" at extremes.
- Bedroom 3: 8'11" x 6'2"
- Bathroom: 10'2" x 5'11"

Gardens

The front garden is lawned with a paved path leading to the front entrance, continuing via gated side access to the rear. The rear garden is predominantly lawned and features a paved patio for outside dining and fenced borders.

Additional Information

The property was redecorated throughout in January 2026 and has had new carpet fitted to the lounge and barrier matting in the hallway. The roof was overhauled in November 2024 with new timber batons, breathable felt and new ridge tiles fitted. Serviced by a wall mounted combi boiler and uPVC double glazed windows throughout. Gas Safety Certificate in place until June 2026 and Electrical Installation Condition Report (EICR) until June 2029.

Tenure

We understand from the Vendor that the property is FREEHOLD.

Council Tax

Bury Council, Band A.

Fixtures & Fittings

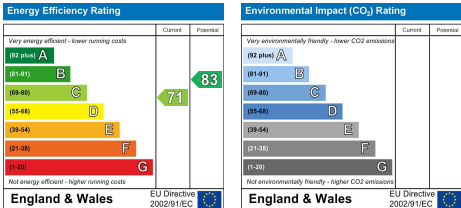
Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

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.



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