



**11 St. Margarets Road, Prestwich
Manchester M25 2QB**

£380,000

Hyde Estates are delighted to offer this extensive mid terraced cottage for sale. This unique property is set over three storeys with accommodation briefly comprising; three reception rooms, spacious kitchen, three double bedrooms; three shower rooms, a family bathroom and two loft rooms. Benefits from a rear garden and detached garage suitable for storage and is offered with no onward chain.

Positioned on the doorstep of Heaton Park within a short stroll of many local amenities including; shops, schools and places of worship. Benefits from excellent links to the motorway network and Manchester City Centre via the local Metrolink station.



Accommodation

Briefly comprising; entrance hall, front facing lounge, two further reception rooms with the rear facing one having French doors to the garden. Two ground floor shower rooms both with tiled splashbacks and a three piece suite of wc, washbasin and shower cubicle. The eat in kitchen has space for a dining suite and features a collection of wall and base units, inset 1.5 sink unit and mixer tap, tiled splashbacks and counter top. Integral, eye level double oven, four ring gas hob and extractor. Utility room with door to rear garden includes space for a washing machine, dryer and fridge freezer. From the first floor landing are three double bedrooms all of which have fitted bedroom furniture, a family bathroom with four piece suite and separate shower room. Stairs lead up to the second floor which features two loft rooms with Velux windows and eaves storage.

Room Measurements

Lounge: 11'2" x 10'4"

Reception Room: 14'6" x 13' at extremes

Shower Room: 5'9" x 5'8"

Reception Room: 14'6" x 11'4" at extremes

Shower Room: 5'9" x 5'8"

Eat in Kitchen: 14'8" x 11'4"

Utility Room: 7'3" x 5'10"

Bedroom 1: 14'7" x 13'5"

Bedroom 2: 14'9" x 10'10"

Bedroom 3: 14'7" x 11'7"

Shower Room: 9'1" x 8'4"

Bathroom: 10'7" x 6'4"

Loft Room: 13'4" x 11'1"

Loft Room: 11'7" x 11'1"

Gardens

Front garden with hedged border and path. To the rear of the property is a lawned garden and paved patio.

Garage

Modern built, detached garage located to the rear of the property, suitable for storage.

Additional Information

Benefits gas central heating and uPVC double glazed windows. Stud partition walls have been added to what was a fabulous living space on the ground floor and can be removed to suit the needs of a buyer.

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	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
69		79			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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