



**20 Woodhill Drive, Prestwich
Manchester M25 0AD**

Asking Price £440,000

Hyde Estates are delighted to offer this extended, semi detached family home for sale. Featuring four double bedrooms and three reception rooms the property offers spacious accommodation throughout. Benefitting from Freehold title and gardens to the front and rear, complete with driveway providing off street parking and an integral garage which can be utilised to suit. Offered with no onward chain.

Situated on Woodhill Drive which can be accessed from both Scholes Lane and Bury New Road (A56) with excellent links to both Prestwich and Manchester City Centre and their abundance of amenities. Conveniently located within walking distance of Sedgley Village and Heaton Park.



Accommodation

Briefly comprising; porch, entrance hall with stairs to first floor and understairs store cupboard, guest wc with white suite of wc and washbasin, frosted window and tiled splashback. Front facing lounge with bay window and fitted display cabinets fully opening to the dining room which has a separate door directly to the kitchen and part glazed doors opening to a further reception room which can be used to suite, feature fireplace and patio doors out to paved patio, ideal for outside dining in the summer months. The dual aspect, eat in kitchen has ample space for a dining table and chairs and is fitted with a range of wall and base with contrasting worktops, 2 x inset sink units and mixer taps with tiled splashbacks. Two integrated electric ovens, four ring gas hob with extractor hood and space for freestanding fridge/freezer. Space and plumbing for two dishwashers. From the kitchen is a separate utility room housing the boiler and providing space and plumbing for a washing machine. Door to rear garden.

From the first floor landing are four double bedrooms, a family bathroom and separate shower room. The front facing main bedroom features a bay window and wall of fitted robes, with the second bedroom including the same key features. The third double room is located above the garage and in the extended part of the property and has ample space for a freestanding bedroom furniture. Smaller fourth bedroom with laminate flooring, fitted robes and space for a double bed. The family bathroom is fully tiled, with two frosted windows and features a three piece white suite of; wc, vanity unit and bath with mains operated shower and shower screen, heated chrome towel rail. Separate shower room with three piece suite of; wc, washbasin and shower cubicle. Tiled splashbacks, chrome towel rail and extractor fan.

Room Measurements

- Lounge: 14' x 14'2" measured into bay
- Dining Room: 13'1" x 12'8"
- Reception Room: 11'8" x 10'4"
- Eat in Kitchen: 17'3" x 10'
- Bedroom 1: 14'10" x 14'1" measured into bay
- Bedroom 2: 15'4" x 12'6" measured into bay
- Bedroom 3: 13'11" x 8'1" plus recess
- Bedroom 4: 10'9" x 7'5" at extremes
- Bathroom: 9'1" x 5'9"
- Shower Room: 6'8" x 4'11"

Garage

Integral garage with up and over garage door, complete with electrical power and access door to rear. Currently used for additional storage.

Gardens

The front garden features a sloping driveway and steps to the front door and a well tended lawn with shrubbery borders. To the rear of the property is a private paved patio accessed via patio doors from the rear reception room, whilst a further paved patio area leads to the rear of the garage. Steps adjacent to the back door access a lawned area with a further set of steps meandering their way up towards the back of the sloping rear garden.

Parking

Driveway to the front of the property provides off street parking.

Additional Information

The property is fully alarmed and benefits gas central heating and uPVC double glazed windows. The loft can be accessed via a drop down ladder on the first floor landing and is part boarded for storage, it also includes electric sockets and a light.

Tenure

We understand from the Vendor that the property is FREEHOLD.

Council Tax

Bury Council, Band E.

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 Estate 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			(82-100) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(43-54) E			(23-34) E		
(31-42) F			(11-22) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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