

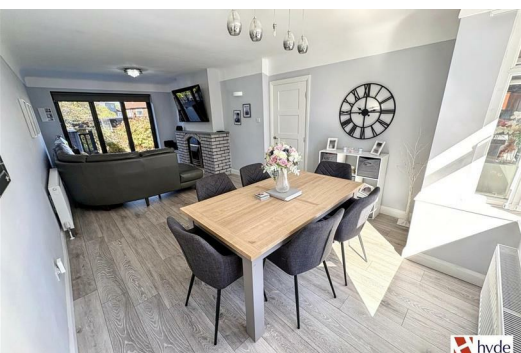


**6 Alum Crescent, Sunnybank  
Bury BL9 8EA**

**£315,000**

Hyde Estates are delighted to present this three bedroom, semi detached house for sale. Ideally suited to both first time buyers and families alike the property features well appointed living accommodation throughout and modern kitchen and bathroom. Occupying a generous corner plot with a fabulous rear garden complete with composite decked terrace, perfectly suited to alfresco dining and family gatherings. Complete with off street parking and a detached garage.

Located at the head of a quiet cul de sac in a popular residential area of Sunnybank close to many local amenities including; shops, schools, Unsworth Post Office and Unsworth Medical Centre & Pharmacy. Excellent links to the local motorway network whilst being ideally situated between Bury Town Centre, Pilsworth Industrial Estate and Whitefield/Prestwich.



## Accommodation

Briefly comprising; uPVC double glazed porch with front door opening to the entrance hall which provides access to all ground floor rooms and stairs to the first floor. Guest wc with white suite of; wc and washbasin, heated chrome towel rail and extractor fan. Laminate flooring continues from the hallway into the dual aspect living room which runs from the front bay window to the back elevation, complete with bifolding doors accessing the rear garden. Ample space for both lounge and dining furniture with feature fireplace and gas fire. Accessed via a part glazed door the kitchen is fitted with a modern range of gloss fronted wall and base units, contrasting hardwood work tops and tiled splashbacks. Inset 1.5 sink unit with mixer tap, integral electric oven with four ring hob and extractor hood. Plumbing for washing machine and slim line dishwasher. Understairs store cupboard with space for a fridge freezer and external side access door.



From the first floor landing are two double bedrooms and a front facing single room. The main double bedroom is rear facing and features a range of bespoke fitted robes whilst the second double room is bay fronted. The beautifully appointed family bathroom (fitted May 2024) features a modern white suite of; wc, washbasin with storage beneath and 'p-shaped' bath with overhead shower and screen complete with matt black fittings and fixtures. Tiled splashbacks and flooring, frosted window, extractor fan and heated towel rail. Built in linen cupboard with shelving housing the boiler.



## Room Measurements

Guest WC

Living Room: 26'1" x 10'9" measure into bay window

Kitchen: 13'11" x 6'8"

Bedroom 1: 13' x 10'9"

Bedroom 2: 12'10" x 10'9" measured into bay window.

Bedroom 3: 7'2" x 6'4"

Bathroom: 7'9" x 6'11"



## Gardens

WOW! This generous corner plot offers a fabulous rear garden with tended lawn, fenced and mature shrubbery borders and a large composite decked terrace (installed May 2021) with ample space for outside dining in the summer months. To the front of the property is a driveway providing ample space for two vehicles and access to the garage. Gated side access.

## Garage

Detached garage with electrical power providing additional storage space. Two uPVC double glazed windows.

## Additional Information

Benefits from a gas combi boiler installed in June 2020 which is serviced every year and has a 10 year warranty. UPVC double glazed units throughout. Loft access via a hatch on the first floor landing with drop down ladder - fully boarded and ideal for storage. The property was rewired and a new roof installed in June 2020.



## Tenure

We understand from the Vendor that the property is FREEHOLD, with an annual rent charge of £6. To be confirmed by the Vendors solicitor.

## Council Tax

Bury Council, Band C.

## Fixtures & Fittings

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

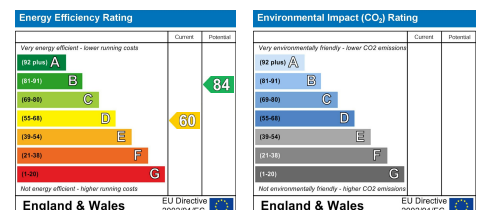
## Viewings

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.



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