



**30 Noreen Avenue, Prestwich
Manchester M25 1LT**

£250,000

Hyde Estates are pleased to present this two bedroom, mid terraced house for sale. Ideally suited to first time buyers the property is offered with no onward chain and features gardens to both the front and rear. Complete with Freehold title this is an excellent opportunity for those looking to get onto the property ladder in sought after Prestwich.

Noreen Avenue is a quiet cul de sac situated in a popular residential area, close to both Heaton Park and Prestwich Village. Benefitting from excellent public transport links into Bury and Manchester City Centre via the local Metrolink station, commuters also have convenient access to the local motorway network. Other amenities include; excellent schools, shops and the thriving independent bar and restaurants scene in Prestwich.



Accommodation

Briefly comprising; entrance hall with stairs to first floor, bay fronted lounge with feature fireplace and eat in kitchen. Fitted with a range of gloss fronted wall and base units, contrasting work tops with inset composite sink and tiled splashbacks the kitchen also includes a breakfast bar to seat at least two people. Integral electric oven, four ring hob and extractor with space for freestanding fridge/freezer and plumbing for a washing machine. Understairs store cupboard and part glazed uPVC door to rear garden. From the first floor landing are two bedrooms, with the main spacious double featuring two front facing windows and having ample space for freestanding bedroom furniture. The modern bathroom benefits from a contemporary style three piece suite of; wc, washbasin and 'P-shaped' bath with overhead mains operated shower and shower screen. Tiled splashbacks and frosted window.

Room Measurements

- Lounge: 14'4" x 10'11" measured into bay.
- Eat in Kitchen: 13'9" x 7'7"
- Bedroom 1: 14' x 11'1"
- Bedroom 2: 8'8" x 7'8"
- Bathroom: 6' x 5'8"

Gardens

Low maintenance front garden, side passageway opening to a lawned rear garden with fenced borders and paved patio, ideal for outside dining in the summer months.

Additional Information

Benefits from a gas combi boiler and uPVC windows throughout.

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 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			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		
(37-47) F			(37-47) F		
(1-36) G			(1-36) 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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