hyde
Estate & Letting Agents

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Killaree 50 St. Marys Hall Road, Higher Crumpsall
Manchester M8 4NN

£425,000

Hyde Estates are delighted to present this extended four-bedroom detached family home for sale. Built circa 1934, the property offers an excellent opportunity for those looking to put their own stamp on a sizeable and prominent family home in a sought-after location. Offered with freehold title, the property occupies a generous plot with gardens to both the front and rear, and further benefits from a loft room, integral garage and ample off-street parking.

Conveniently situated close to a wide range of local amenities, including shops, green spaces, highly regarded schools and places of worship. For commuters, there are excellent transport links to the motorway network, while public transport connections to Bury and Manchester City Centre are readily accessible, with Crumpsall Metrolink station just a short walk away.

This substantial family home offers generous accommodation, excellent potential and a superb location, making it an appealing opportunity for buyers looking to create their ideal home.







Accommodation

Briefly comprising; entrance porch, hallway with stairs to first floor and understairs store cupboard, bay fronted lounge with feature fireplace, separate dining room with ample space for family sized dining suite, fully opening to a further reception area with patio doors to the rear garden. The central eat-in kitchen includes a breakfast bar and a range of wall and base units with contrasting worktops. Inset sink unit and mixer tap, space for frestanding cooker and tiled splashbacks. From the kitchen is a separate utility room with plumbing for a washing machine and door to rear garden. Guest wc with frosted window and white suite of washbasin and wc. From the first floor landing are four bedrooms, three of which are double rooms and have fitted furniture. The fully tiled family bathroom includes a three piece suite of; shower cubicle with mains operated shower, bath and washbasin. Separate wc with frosted window. A secondary landing accesses a space-saving staircase to the loft room which can be utilised to suit. Includes velux window.

Room Measurements

Lounge: 12'9" x 12'6" into bay
Dining Room: 12'9" x 11'3"
Reception Room: 9'5" x 8'2"
Eat in Kitchen: 15'9'' x 9'7"
Utility Room: 8' x 7'8" at extremes
Bedroom 1: 14' x 9'10" into bay
Bedroom 2: 14'1" x 7'1"
Bedroom 3: 9'5" x 9'
Bedroom 4: 8'4" x 7'9"
Bathroom: 7'9" x 4'9"
Loft Room: 14'4'' x 12'5"
Garage: 14'8'' x 7'3"

Gardens & Parking

The gated front garden features two block-paved driveways, providing ample off-road parking, together with a well-tended lawn. Gated side access leads to the rear garden, which includes a useful storage shed, lawn with shrubbery borders and a mature fruit tree. There are also numerous seating areas, providing plenty of opportunities to position a table and chairs and enjoy the garden throughout the summer months.

Garage

Integral garage with electric fob operated door which can be utilised to suite a prospective buyers requirements. Ideal for storage.

Additional Information

The property benefits from a wall-mounted combi boiler (Worcester Bosch fitted in 2011) and features a mix of both timber and uPVC framed double glazed windows. A two storey extension (garage and extra bedroom) was added in 1968 with another kitchen and living area extension in 1989. The loft was converted circa 2000.

Tenure

We understand from the Vendors that the property is FREEHOLD.

Council Tax

Manchester City Council, Band D.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. Please note Hyde Estate & Letting Agents have not tested any appliances or electrical items.

Viewings

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











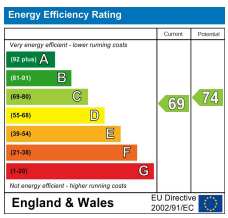

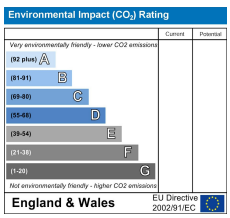

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