



**2 Norton Grange, Prestwich
Manchester M25 0GR**

£275,000

Hyde Estates are delighted to offer this extended, three bedroom semi detached house for sale. Built circa 1936 the property benefits from gardens to the front and rear and is ideal for first time buyers looking to put their own stamp on a property in a sought after area of Prestwich.

Norton Grange is a quiet cul de sac situated just a short stroll from Heaton park with excellent links to the local motorway network. Commuters are within walking distance of Bowker Vale Metrolink station with services to Manchester City Centre and Bury Town Centre. Other amenities include; shops, schools and places of worship whilst Prestwich Village itself offers plenty of independent bars and restaurants to choose from.



Accommodation

Briefly comprising; entrance hallway with stairs leading to the first floor and useful cloaks cupboard. The spacious dual-aspect lounge features a gas fire and ample space for a range of furniture whilst the adjoining dining area provides plenty of room for a dining suite, benefits from a bay window and includes a useful understairs storage cupboard. The dining area fully opens into the kitchen, which is fitted with a range of wall and base units, contrasting worktops with inset sink unit and tiled walls. There is space for a freestanding cooker with extractor hood above, plumbing for a washing machine and a door providing access to the rear garden. The first floor landing provides access to three bedrooms. Two are generously proportioned double bedrooms, both benefiting from fitted bedroom furniture, whilst the third single bedroom also includes built-in furniture. The tiled bathroom is fitted with a white suite of washbasin and bath with overhead electric shower, together with a frosted window and useful airing cupboard. A separate WC features a frosted window and tiled splashbacks.

Room Measurements

Lounge: 20'7" x 10'4" measured into bay

Dining Area: 9'8" x 7'9"

Kitchen: 7'4" x 6'6"

Bedroom 1: 11'10" x 8'10"

Bedroom 2: 9'1" x 8'8"

Bedroom 3: 7'9" x 7'2" at extremes

Bathroom: 7'9" x 5'7"

Separate WC.

Gardens

To the front of the property is a paved front path with beautifully appointed lawn and flowering borders. Gated side access opens to a low maintenance rear garden with astroturf lawn, raised patio with space for outside dining furniture complete with fenced borders. There is also a garden shed for storing gardening tools.

Additional Information

Benefits from uPVC mahogany effect double glazed windows throughout and gas central heating from a wall mounted combi boiler located in the bathroom airing cupboard. Loft access via a hatch from the first floor landing, ideal for storage.

Tenure

We understand from the Vendor that the property is Leasehold subject to a 999 year lease which commenced in October 1936 and an annual ground rent of £4.

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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