

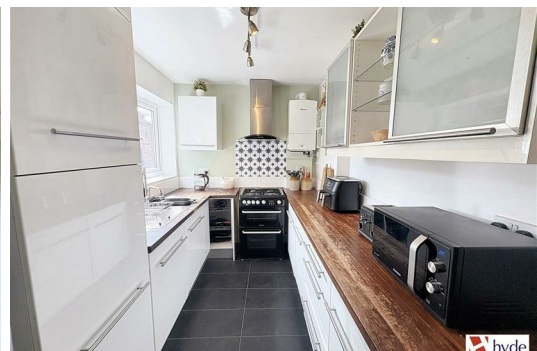


**4 Randlesham Street, Prestwich  
Manchester M25 1GY**

**£325,000**

Hyde Estates are delighted to offer this three bedroom mid terraced property for sale. This beautifully appointed, garden fronted terrace benefits spacious living accommodation and charming character features throughout, complete with garage and private rear garden! An early viewing is highly recommended for those looking to take advantage of the properties proximity to Heaton Park with its many amenities and Prestwich Village with its abundance of independent restaurants and bars, shops and schools.

Randlesham Street is conveniently positioned just off Heywood Road with Heaton Park Metrolink station just a short stroll away offering commuters excellent links to Manchester City Centre whilst access to the local motorway network is available at Junction 17 and 19 of the M60.



## Accommodation

Comprising; entrance hall with stairs to the first floor and understairs storage cupboard. Original wooden flooring continues from the hallway through to the dining room having ample space for a family sized dining suite, fully opens to the kitchen and provides access via French doors to the rear garden. Fabulous, bay fronted lounge with wood burning stove. The kitchen is fitted with gloss fronted wall and base units with contrasting hardwood countertop, inset stainless steel sink unit, tiled splashbacks and flooring. Integral dishwasher and extractor hood with space for a freestanding cooker and fridge/freezer. The ground floor bathroom is fitted with a modern white suite of; wc, washbasin and bath with shower attachment. Frosted window, tiled flooring and splashbacks. From the first floor landing are three bedrooms; two generous double bedrooms with the front facing room having a feature fireplace and a spacious single room with built in storage. Fitted with a contemporary white suite of; wc, washbasin and bath with overhead shower the family bathroom includes built in storage, tiled splashbacks, a frosted window and heated chrome towel rail.

## Room Measurements

Entrance hall

Lounge: 13'5" x 12'6" measured into bay window

Dining room: 13'7" x 12'10"

Kitchen: 11'8" x 7'5"

Ground floor bathroom: 9'7" x 5'3"

Bedroom 1: 12'10" x 12'2" at extremes

Bedroom 2: 12'7" x 11'

Bedroom 3: 9'1" x 7'2"

Bathroom: 7' x 5'4"

## Garage

Brick built with frosted uPVC window, electrical power, plumbing for a washing machine and an up and over garage door accessible from the back of the property. Ideal for additional storage.

## Gardens

To the rear of the property is a private, enclosed rear garden with artificial grass, paving and a decked terrace ideal for outside dining and enjoying the summer months. Gated, low maintenance garden front garden.

## Additional Information

The property is serviced by a wall mounted combi boiler and has uPVC double glazed windows throughout. The loft is predominantly boarded and accessed via a drop down ladder. A new front door was fitted in 2021 along with French doors to the rear. New windows installed to the front elevation in 2023.

## Tenure

We understand from the vendor that the property is Leasehold subject to a 999 year lease which commenced in 1914.

## Council Tax

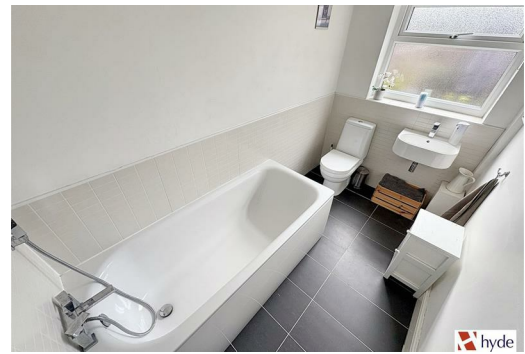
Bury Council, Band B.

## 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 Estates and Letting Agents 0161 773 4583.



| Energy Efficiency Rating                    |  |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |
|---------------------------------------------|--|--|-----------------------------------------------------------------|--|--|
| Very energy efficient - lower running costs |  |  | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |  |
| England & Wales                             |  |  | England & Wales                                                 |  |  |
| EU Directive 2002/91/EC                     |  |  | EU Directive 2002/91/EC                                         |  |  |

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