



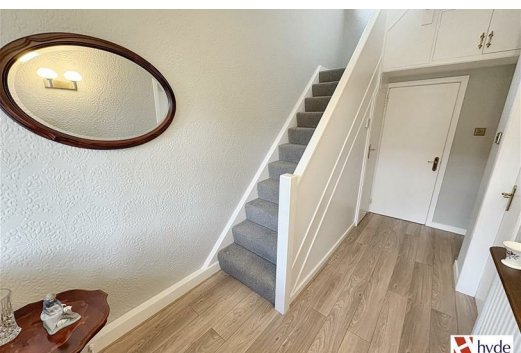
**19 Beeston Grove, Whitefield
Manchester M45 6UD**

Offers Over £300,000

Hyde Estates are delighted to present this three bedroom semi-detached property for sale. Built circa 1963, this family home is immaculately presented and offers spacious living accommodation throughout. Occupying a fabulous corner plot with mature gardens to three sides; including a private rear patio, detached garage and driveway providing ample off street parking.

Located in a popular residential area of Whitefield within close proximity to both Whitefield and Prestwich Village and their abundance of independent bars and restaurants, shops and supermarkets. Conveniently positioned close to Heaton Park and many reputable schools. Excellent public transport links via Besses o'th' Barn Metrolink Station, giving commuters easy access into both Bury town centre and Manchester city centre.

Briefly comprising; porch, entrance hall, lounge, dining room, eat in kitchen, three bedrooms and bathroom with separate WC.



Accommodation

Comprising; entrance porch and hallway with laminate flooring and stairs to the first floor. Understairs storage cupboard with frosted window. Well proportioned, bay fronted dining room and rear facing lounge with patio doors opening to the rear garden and feature fireplace with electric fire. Also accessed from the hallway is the eat in kitchen which has triple aspect windows and is fitted with a breakfast bar and a range of wall & base units, contrasting worktops and tiled splashbacks. Inset 1.5 stainless steel sink unit with mixer tap. Integrated appliances include; electric oven, four ring hob, fridge and separate freezer, with space for both a freestanding dryer and plumbing for a washing machine. Side door access to gardens.

From the first floor landing are three bedrooms, two of which are double rooms. The main, rear facing double room includes a row of fitted wardrobes and matching bedroom furniture, whilst the second double room is bay fronted with ample space for freestanding bedroom furniture. The front facing single room benefits from a space saving built in wardrobe. The fully tiled family bathroom features a three piece suite of washbasin, bath and shower cubicle with mains operated shower and a frosted window. Separate wc to match with tiled floor and frosted window.

Room Measurements

Porch: 7'3" x 5'1"

Hall

Dining Room 12'11" x 12'1" measure into bay window.

Lounge: 12'10" x 11'4"

Eat in Kitchen: 14'9" x 7'2"

Bedroom 1: 12'9" x 11'4"

Bedroom 2: 13'2" x 10'9" measured into bay window.

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

Bathroom: 7'1" x 5'1"

Separate WC

Gardens

Occupying a large corner plot the property benefits from gardens to three sides and is bordered by a mature hedgerow. The front garden is lawned and has a paved pathway which continues to the rear of the house. The side garden also features a tended lawn, whilst the private rear garden is paved and ideal for outside dining in the summer months. Accessed from Hastings Avenue, the paved driveway leads to the detached garage.

Garage

Detached, prefabricated concrete panel garage with up and over garage door and side access door.

Additional Information

The property is alarmed and serviced by a wall mounted combi boiler, mahogany affect uPVC double glazed windows throughout. Access to the loft via a drop down ladder from the first floor landing.

Tenure

We understand from the Vendor that the property is FREEHOLD.

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 Estates 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	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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