hyde
Estate & Letting Agents

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13 Croft Avenue, Simister
Prestwich M25 2SE

£450,000

Hyde Estates are delighted to present this substantial, three-bedroom semi-detached house for sale. The property offers spacious living accommodation throughout and has the potential to be converted into a four bedroom house should a prospective buyer wish to do so. The generous ground floor layout includes three separate reception rooms, a dining kitchen, conservatory, utility room and guest shower room. The property does require some TLC but is a blank canvas for those looking to put their own stamp on an impressive family home. Other benefits include no onward chain, off street parking, rear garden with open aspect and balcony with farmland views.

Croft Avenue is a desirable cul de sac situated in sought after Simister, the property enjoys a semi-rural setting, offering the perfect balance of peaceful countryside surroundings and convenient access to everyday amenities. Simister is a charming village, surrounded by open green spaces and farmland, providing a sense of rural tranquillity whilst remaining within easy reach of the neighbouring areas of Prestwich, Whitefield and Middleton. Benefits from excellent access to a range of local shops, cafés, public houses, restaurants and well-regarded schools, together with convenient transport links providing access to Bury, Manchester city centre and the wider motorway network.







Accommodation

Briefly comprising; a dual-aspect reception hall with hardwood flooring, bay-fronted lounge featuring an attractive fireplace with electric fire, separate dining room offering ample space for a family-sized dining suite, a further feature fireplace, stairs leading to the first floor and a useful understairs storage cupboard. Access to a separate utility room, fitted with a collection of base units, inset sink unit and space for a washing machine, tumble dryer and additional fridge/freezer. The kitchen diner enjoys a fabulous semi-rural outlook through two windows and is fitted with a comprehensive range of wall and base units, contrasting work surfaces, inset 1.5 sink unit and tiled splashbacks. There is ample space for a further dining suite, American-style fridge/freezer, plumbing for a slimline dishwasher and space for a freestanding cooker with extractor hood above. French doors open into a uPVC conservatory, which enjoys panoramic views across the garden and surrounding farmland with a further set of French doors providing direct access to the rear garden. Also located on the ground floor is a guest shower room, featuring a white suite of wc, washbasin and shower cubicle, complemented by tiled splashbacks, an extractor fan and frosted window. To the first floor, the landing provides access to all bedrooms and the family bathroom. The spacious dual-aspect main bedroom is a generous double, offering ample space for freestanding bedroom furniture and once again enjoying uninterrupted views across the surrounding countryside. The second bedroom is another well-proportioned double room, positioned to the front of the property whilst the third bedroom is accessed via a walk-in wardrobe/dressing area, which could potentially be converted into a fourth bedroom, and benefits from French doors opening onto a balcony. Completing the first floor accommodation is the family bathroom, fitted with a three-piece suite comprising wc, washbasin and traditional cast iron bath, together with panelled splashbacks and a frosted window.











Room Measurements

Entrance Hall / Reception: 11'6" x 10'8"
Lounge: 15’10” x 13’2" at extremes
Dining Room: 15’10” x 13’11”
Kitchen Diner: 17’3" x 11’7”
Conservatory: 10’5’’ x 8’4”
Utility: 8'11" x 7'3"
Shower Room: 7'4" x 6'2"
Bedroom 1: 15’7’’ x 11’8" at extremes
Bedroom 2: 15’7" x 11’
Bedroom 3: 11’8" x 8’11’’
Walk in Wardrobe Area / Potential 4th Bedroom: 9’ x 8’2”
Bathroom: 8'2" x 6'9"

Parking

Block paved driveway to the front of the property providing off street parking for multiple vehicles.

Gardens

Block paved driveway with side access to a rear garden with open aspect featuring a patio area ideal for dining in the summer months and a well maintained lawn plus storage shed.

Additional Information

Benefits from gas combi boiler and a mix of both timber and uPVC double glazed windows. The loft is part boarded and ideal for storage with access via a drop down ladder from the first floor landing.

Tenure

To be confirmed by the Vendor's Solicitor.

Council Tax

Bury Council, Band C.

Fixtures & Fittings

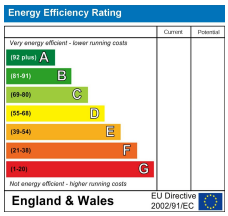
Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

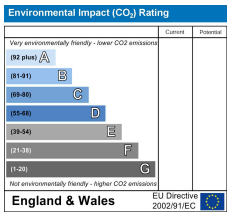
Viewings

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.





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