hyde
Estate & Letting Agents

t: 0161 773 4583
e: sales@hydepartners.com
www.hydepartners.com



45 Bury New Road, Whitefield
Manchester M45 7FL

Offers In The Region Of £269,950

Hyde Estates are pleased to present this extended, three bedroom semi detached house for sale. Built circa 1925, the property boasts spacious living accommodation, off street parking, a detached garage ideal for storage and gardens to the front and rear. Conveniently offered with Freehold title and no onward chain.

Situated on Bury New Road, with excellent access to the amenities of both Whitefield and neighbouring Prestwich including a variety of independent shops, supermarkets, cafés, restaurants, traditional pubs and leisure facilities, catering for everyday needs and providing plenty of choice for dining and socialising. The property is particularly well placed for commuters, with Besses o' th' Barn Metrolink station within easy reach, providing regular services into Manchester City Centre and Bury. Excellent road connections are available via the A56, with convenient access to the M60 motorway network.







Accommodation
Briefly comprising; entrance porch opening to the hallway with stairs to first floor and understairs store cupboard. The bay-fronted lounge features an electric fire, whilst the extended rear living room provides an additional reception space with a gas fire and ample room for both lounge and dining furniture, overlooking the garden. The kitchen is fitted with a range of wall and base units, contrasting work surfaces, inset sink unit and tiled splashbacks. There is a freestanding cooker with four-ring electric hob and extractor above, together with space for freestanding appliances. A rear porch provides useful additional space, offering potential for use as a utility area. To the first floor are two well-proportioned double bedrooms, both with carpeted flooring, with the front bedroom benefiting from an attractive bay window. There is also a single bedroom to the rear. The bathroom is fitted with a white three-piece suite comprising WC, vanity wash basin and bath with shower attachment. Further features include tiled splashbacks, a frosted window and a useful linen cupboard housing the boiler.

Room Measurements
Lounge: 13’9" x 11’1" measured into bay
Living Room: 23’ x 11’11" at extremes
Kitchen: 10’4" x 9’4”
Bedroom 1: 12’7" x 11’9"
Bedroom 2: 13’9’’ x 11’3" measured into bay
Bedroom 3: 9’5" x 6’1"
Bathroom: 6'11” x 5’9”

Gardens
From the front garden is gated side access to a patio area which opens to the garage and a large lawn which is bordered by mature shrubbery. Ideal for all the family to enjoy.

Garage
Detached garage, ideal for storage.

Parking
Driveway located to the front of the property providing off street parking for one vehicle.

Additional Information
Benefits from mahogany effect uPVC framed double glazed windows and gas central heating from a wall mounted combi boiler located in the bathroom. Loft access from the first floor landing.

Tenure
We understand from the Vendor that the property is FREEHOLD.

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.

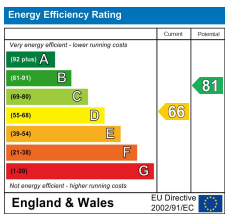


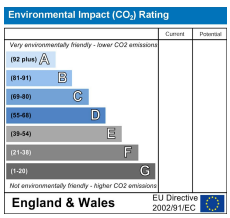












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