



**14 Harlech Avenue, Whitefield
Manchester M45 6UE**

Offers Over £280,000

Hyde Estates are delighted to offer this three bedroom semi-detached property for sale. Built circa 1960, this family home requires some modernisation but offers spacious living accommodation throughout. Sitting on a fabulous plot with paved driveway providing ample off street parking, a detached garage and private rear garden.

Located in a popular residential area of Whitefield within close proximity to local schools, Heaton Park and both Whitefield and Prestwich Village which have an abundance of independent restaurants, wine bars and amenities. Excellent public transport links with Besses o'th' Barn Metrolink Station close by, giving commuters easy access into Bury town centre and Manchester city centre.

Briefly comprising; porch, entrance hall, connecting reception rooms, eat in kitchen, three bedrooms and bathroom with separate WC.



Ground Floor

Comprising; tiled entrance porch, hallway with understairs storage cupboard, bay fronted connecting reception rooms with space for both lounge and dining furniture, complete with French doors to the rear garden patio. The eat in kitchen with breakfast bar is fitted with a collection of wall and base units, contrasting worksurfaces and tiled splashbacks. Inset stainless steel sink unit, integral double oven with four ring gas hob and extractor hood. Space for fridge/freezer, dryer and plumbing for a washing machine. Triple aspect windows and part glazed side door.

First Floor

Comprising; two double bedrooms and a generous single room. The main bedroom is rear facing with fitted wardrobes and a dressing table whilst the bay fronted second room is front facing and also includes a wall of fitted wardrobes. The spacious single room has ample space for freestanding bedroom furniture. Tiled bathroom, fitted with coloured, two-piece suite of washbasin and bath with overhead electric shower, built in linen cupboard and frosted window. Separate WC with frosted window.

Accommodation

Porch

Hall

Connecting reception rooms: 29'5" x 12'1" measured into bay window.

Eat in Kitchen: 15'5" x 7'1"

Bedroom 1: 13' x 11'6" measured into bay window.

Bedroom 2: 12'10" x 11'4"

Bedroom 3: 8'6" x 7'6"

Bathroom: 7' x 4'8"

Separate WC

Gardens

The lawned front garden has hedged borders and a paved driveway which continues to the rear of the property, providing access to the detached garage. The private rear garden benefits from a paved patio and raised lawn with shrubbery borders.

Garage

Detached concrete panel, prefabricated garage to the rear with up and over garage door.

Additional Information

The property is alarmed and serviced by a wall mounted combi boiler. UPVC double glazed windows throughout.

Tenure

We understand from the vendor that the property is Leasehold subject to a 999 year lease which commenced in 1964 with an annual ground rent of £12.

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.



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		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(1-30) G			(1-29) 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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