



**42 St. Josephs Avenue, Whitefield
Manchester M45 6NT**

Offers Over £399,950

Hyde Estates are delighted to offer this extended four bedroom, detached family home for sale. The property benefits from spacious living accommodation and is well presented throughout. Benefitting from off road parking and an integral garage with gardens to the front and back with open rear aspect.

Located in a popular residential area of Whitefield this modern, executive style home is nestled in the quiet cul-de-sac of St. Josephs Avenue. Situated off Sandgate Road and handily placed for local amenities including; shops, schools and parks with commuters having easy access into Manchester City Centre and to the local Motorway network.

Accommodation briefly comprises; entrance hall, lounge, dining area, hobby/TV room, kitchen, utility room, guest wc and integral garage with the first floor having four bedrooms, ensuite and family bathroom.



Ground Floor

Comprising; entrance hall with stairs to the first floor, lounge with bay window, feature fireplace and gas fire, laminate floor covering which continues through to the dining area which fully opens from the lounge and has a door to the kitchen. French doors open to a further reception room which can be utilised to suit the new occupants requirements. Currently used as a dining room this extension has been added by the current owners and boasts a pitched roof, dual aspect windows with French doors opening to the garden. The modern kitchen features a range of contemporary grey gloss wall and base units with downlighting and 1.5 stainless steel sink unit with mixer tap. Integral double gas oven and 4 ring gas hob with extractor hood. Integrated fridge, tiled splashbacks and vinyl floor covering with understairs storage cupboard. Utility room to match the kitchen with plumbing for a washing machine and space for an undercounter freezer. External door to rear garden. From the utility room is access to the guest wc with coloured suite of wc and washbasin and internal entry to the integral garage which has electrical power and an up and over garage door.

First Floor

First floor landing with store cupboard and access to all rooms. The main bedroom is a generously proportioned double room complete with modern ensuite shower room with white suite of; wc, washbasin and walk in shower, tiled flooring and walls, heated chrome towel rail and frosted window. Bedroom two is a front facing double room with built in mirror fronted storage and fitted wardrobes whilst the third double room is rear facing and has a built in storage cupboard of its own. The final bedroom is currently used as a dressing room but could comfortably accommodate a single bed. The family bathroom has a three piece white suite of; wc, washbasin and bath, with part tiled walls, extractor fan, frosted window and vinyl flooring.

Gardens

The front garden is lawned with paved front path and driveway, gated side access to the private rear garden which has fenced borders, a paved patio area ideal for outside dining with shed and lawned area with shrubbery border.

Accommodation

Lounge: 15'9" x 13'1" measured into bay.

Dining Area: 10'3" x 7'8"

Hobby/Tv Room: 10'10" x 8'9"

Kitchen: 10'1" x 8'10" at extremes.

Garage: 16'11" x 8'10"

Bedroom 1: 13'10" x 8'11"

Ensuite: 8'10" x 5'5"

Bedroom 2: 12'1" x 9'5"

Bedroom 3: 9'11" x 9'2"

Bedroom 4: 9'2" x 6'10"

Bathroom: 7'1" x 6'3"

Additional Information

The property is serviced by a wall mounted conventional boiler and has uPVC double glazed windows throughout. Fully alarmed.

Tenure

We understand from the vendor that the property is FREEHOLD.

Council Tax

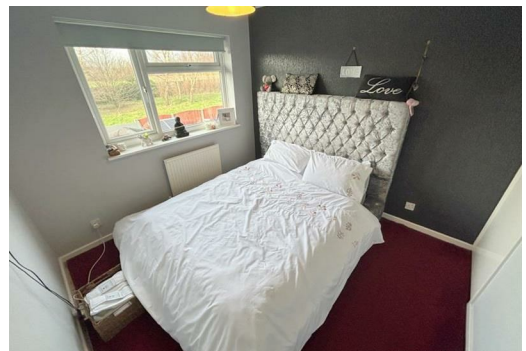
Bury Council, Band D.

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



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

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