



**341 Heywood Road, Prestwich
Manchester M25 2RN**

£425,000

Hyde Estates are delighted to offer this heavily extended 3 bedroom semi-detached house for sale. The property has been transformed into a spacious family home with extensions to the side and rear completed in 2020. Offering ample off street parking and a landscaped rear garden the property boasts a fabulous 375sq/ft living room ideal for entertaining.

Situated in a popular residential area on the doorstep of Heaton Park Reservoir, within close proximity to schools, shops and Heaton Park itself. Close to both Whitefield and Prestwich Village and all their amenities with excellent links to the motorway network for commuters.



Accommodation

Comprising; tiled entrance porch, hallway with stairs to the first floor and understairs storage cupboard, front facing lounge, dining room with laminate flooring and sliding doors to the spacious living room featuring a media wall and French doors to the rear garden. The kitchen is fitted with a range of gloss fronted wall and base units, inset sink unit with mixer tap and contrasting tiled splashbacks. Freestanding gas, range cooker with extractor hood above, integrated dishwasher and space for washing machine and separate dryer. Also on the ground floor is a guest shower room accessed from the rear living room, fitted with a modern four piece white suite of; wc, washbasin, bidet and shower unit. Fully tiled with heated towel rail, frosted window and extractor fan. From the first floor landing are three double bedrooms with the two larger rooms having ample space for free standing bedroom furniture. The smaller third bedroom has a fitted storage cupboard. The 'L-shaped' bathroom features a white suite of; wc, washbasin with floating drawers and bath with electric shower and shower screen. Fully tiled with two frosted windows, towel rail and extractor fan. Accessed via a drop down ladder from the first floor landing, the loft is fully boarded and has a Velux window, providing ideal space for additional storage.

Room Measurements

Lounge: 13'4" x 12'8"

Dining Room: 18'11" x 10'3"

Living Room: 25'1" x 15'4"

Kitchen: 17' x 6'5"

Guest Shower Room: 6'5" x 5'1"

Bedroom 1: 13'2" x 11'3"

Bedroom 2: 11'3" x 10'4"

Bedroom 3: 8'5" x 8'3"

Bathroom: 8' x 7'4"

Gardens

The block paved front garden provides ample off street parking whilst the rear garden has been landscaped to include a raised lawn and patio, ideally suited to outside dining. The garden also includes a detached outbuilding with uPVC window and door, ideal for storing garden tools and furniture.

Parking

Paved driveway provides off street parking for up to four vehicles.

Additional Information

The property is serviced by a wall mounted combi boiler (installed 2020) and has uPVC double glazed windows throughout. Alarm system and CCTV installed. We understand from the Vendor that extensive works were carried out to the property in 2020, which included extensions to the side and most notably the rear. A new roof was installed at the same time and the loft was boarded and a Velux window installed.

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 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		
(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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