



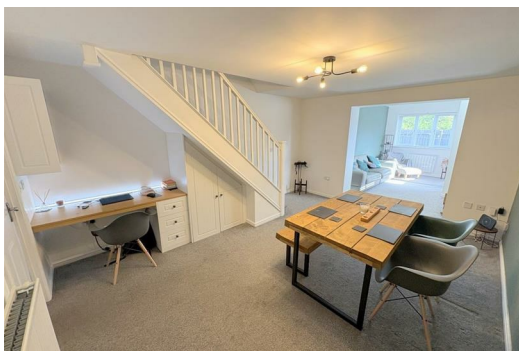
**58 Gate Lane, Radcliffe
Manchester M26 2AF**

£199,950

Hyde Estates are delighted to offer this extended two bedroom, end terraced house for sale. This well-appointed, modern build presents an excellent opportunity for first time buyers looking to get a foothold on the property ladder.

Briefly comprising; hall, guest wc, kitchen, living room, tv room, two bedrooms and a bathroom.

Benefitting from off street parking for two vehicles and a low maintenance rear garden the property is ideally situated at the heart of a desirable modern estate on the banks of the River Irwell, just off Dumers Lane, with excellent links to both Bury and Manchester City Centre.



Accommodation

From the entrance hall is the guests wc with modern white suite of; wc and corner washbasin. Also located at the front of the property is the kitchen which is fitted with a contemporary range of gloss fronted wall and base units, contrasting worktops and panelled splashbacks. Inset 1.5 single drain stainless steel sink unit, integral electric oven with four ring gas hob and extractor hood, space for a freestanding fridge freezer and plumbing for a washing machine. The living room includes stairs to the first floor and features fitted cabinetry and a desk, currently used as a dining space but can be utilised to suit a new occupants requirements, fully opening to the extended tv room with French doors to the rear garden.

From the first floor landing are two bedrooms with the main double room situated to the rear of the property, complete with fitted wardrobes and a walk in wardrobe/store cupboard. The second bedroom is a single room with built in mirror fronted wardrobes. Fitted with a modern white suite of; wc, washbasin and bath with overhead mains operated shower the bathroom has tiled splashbacks, a frosted window and an extractor fan.

Room Measurements

Living room: 15'7" x 12'1"

TV room: 14'3" x 10'2" at extremes

Kitchen: 8'10" x 8'5"

Bedroom 1: 13'1" x 8'9" plus walk in wardrobe/store cupboard

Bedroom 2: 11'5" x 6'7" at extremes

Bathroom: 7'11" x 5'2"

Gardens

To the front of the property is a tarmac drive and paved path. Shared gated side access for bins and a low maintenance rear garden offering space for outside dining. Featuring an area of artificial grass and paving the garden is a suntrap and is complete with fenced borders creating privacy.

Parking

Tarmac drive to the front of the property provides off street parking for two vehicles.

Additional Information

The property is serviced by a wall mounted combi boiler and has uPVC double glazed windows throughout. Additional wall mounted electric heater in the extension which we understand was built around 6 years ago.

Tenure

We understand from the vendor that the property is Leasehold subject to a 999 year lease which commenced in January 2014 and an annual ground rent of £200.

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) 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		

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