



**2 Scholes Walk, Prestwich
Manchester M25 0AZ**

Offers Over £280,000

Hyde Estates are delighted to present this three bedroom, double fronted semi-detached family home for sale. Offering spacious, well-appointed living accommodation throughout with gardens to the front and rear. Located on quiet cul-de-sac located just off Scholes Lane in a highly sought after residential area of Prestwich, close to Heaton Park, schools and many other amenities. Excellent links to Manchester City Centre and the local motorway network ensure convenience for those commuting whilst Prestwich Village is home to an increasing amount of independent bars and restaurants for those looking to socialise.

The property briefly comprises; entrance porch, hall, living room, conservatory, dining space opening to kitchen, guest wc, three bedrooms and bathroom with separate wc.



Ground Floor

Entrance hall with stairs to the first floor, dual aspect thru' living room with laminate flooring, feature fireplace and electric fire. French doors open to the conservatory that accesses the rear garden via a further set of French doors. Separate front facing dining area opening to the kitchen which is fitted with a collection of wall and base units, contrasting worktops and tiled splashbacks. Inset sink unit with mixer tap and integral electric oven with four ring gas hob and extractor hood. Space for freestanding fridge/freezer and dishwasher. Door to guest wc with combined wc and sink, space for washing machine and separate condensing dryer.

First Floor

Landing provides access to all rooms and benefits from rear facing window and boiler/storage cupboard. The two front facing double bedrooms both have ample space for freestanding bedroom furniture and a recess above the stairs which offers built in storage/wardrobe space. The single third bedroom overlooks the rear garden. The family bathroom includes a modern three-piece suite of; bath, vanity unit and separate shower cubicle. Tiled splashbacks, heated chrome towel rail and frosted window. Separate wc to match with frosted window.

Room Measurements

Entrance Porch: 7'10" x 2'11"

Hallway

Living Room: 19' x 12'1"

Conservatory: 7'8" x 6'8"

Dining Room: 9'6" x 8'11"

Kitchen: 8'11" x 8'8"

Guest WC

Bedroom 1: 11'11" x 11'1" plus door recess

Bedroom 2: 12'9" x 8'8" at extremes

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

Bathroom: 8'2" x 5'7"

Separate WC

Gardens

The front garden has hedged borders and a front lawn. Gated side access to the rear garden, which is well proportioned and benefits from a paved patio and raised lawn.

Additional Information

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

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			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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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