



**4 Parrenthorn Road, Prestwich
Manchester M25 2RH**

£269,950

Hyde Estates are delighted to present this three bedroom semi-detached house for sale, offering a fantastic opportunity for buyers looking to invest in a home with great potential in the sought-after area of Prestwich.

Located off Heywood Road, Parrenthorn Road is a popular crescent close to Heaton Park and its reservoir with excellent links to Manchester City Centre and the local motorway network. Ideal for local schools and amenities.

Although the house requires some modernisation, it has been well looked after, providing a solid foundation for buyers looking to put their own stamp on a property. With its spacious layout, generous outdoor space and off street parking - we highly recommend an early viewing!



Accommodation

Comprising; entrance porch with tiled floor, hall with stairs to the first floor and built in storage cupboard, rear facing lounge overlooking the garden featuring electric fire and fireplace. From the lounge is a separate dining room with ample space for dining suite which is conveniently located just off the kitchen. The kitchen is fitted with a range of wall and base, contrasting worktops and tiled splashbacks. Integral appliances include an eye level double oven, four ring gas hob and extractor hood. Inset stainless steel sink unit with mixer tap and space for a washing machine. From the kitchen is a utility room with tiled floor, external side door and fitted base unit. Wall mounted boiler and space for fridge freezer. Folding door to guest wc which has a frosted window, tiled walls and low level panelling. To the first floor are three double bedrooms all with built in storage! The bathroom is fitted with a modern white suite of vanity unit and bath with overhead mains operated shower, tiled walls, frosted window and heated chrome towel rail. Separate wc to match bathroom.

Room Measurements

Porch: 6'9" x 3'7"

Hall

Lounge: 13' x 12'10"

Dining Room: 10'2" x 9'1"

Kitchen: 10'2" x 9'8"

Utility Room: 8'5" x 4'5"

Guest WC

Bedroom 1: 12'10" x 11'11" at extremes

Bedroom 2: 10'10" x 10'2"

Bedroom 3: 8'4" x 8'3"

Bathroom: 5'5" x 5'5"

Separate WC

Gardens

To the front of the property is a tended lawn and paved driveway. Side access to the rear garden which has steps to a raised lawn and mature planting.

Additional Information

The property is serviced by a wall mounted gas 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 Estate 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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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