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34 Nuttall Avenue, Whitefield
Bury M45 6QA

Offers In Excess Of £280,000

Hyde Estates are pleased to present this extended, three bedroom semi detached house for sale. Built circa 1970 the property is well presented throughout and features a beautifully appointed, 'L-shaped' kitchen diner with French doors to a south facing rear garden - a perfect sun trap to enjoy the summer months in. This ideal first time buy with off street parking provides an ideal opportunity for those looking to set up roots in popular Whitefield. An early viewing is highly recommended!

Located on a quiet cul de sac in the heart of Whitefield with excellent links to the local motorway network, commuters are also within walking distance of Whitefield Metrolink station with services to Manchester City Centre and Bury Town Centre. Other amenities include; shops, schools and places of worship whilst Prestwich Village and Whitefield itself offer plenty of independent bars and restaurants to choose from.

Accommodation

Briefly comprising; entrance hall with stairs leading to the first-floor landing, spacious lounge with laminate flooring and feature fireplace, plus contemporary L-shaped kitchen/diner with French doors opening to the rear garden. The stylish kitchen is fitted with a modern range of contrasting wall and base units, complemented by quartz worktops incorporating an inset double sink with mixer tap and matching quartz splashbacks. Integrated appliances include an eye-level double oven, a four-ring induction hob with extractor hood, fridge freezer, dishwasher and washing machine. The seamless extension creates a superb dining area, complete with a breakfast bar, two Velux roof windows and ample space for a family dining suite, making it ideal for both everyday living and entertaining. Useful understairs storage cupboard. From the first floor landing are three bedrooms, two of which are double rooms. The main bedroom is front facing and has ample space for freestanding bedroom furniture whilst the third bedroom has a built in cupboard and can accommodate a single bed, currently utilised as a home office. Fully tiled bathroom, fitted with a three piece white suite of 'P-shaped' bath with mains operated shower, rainfall shower head and screen, wc and washbasin. Heated chrome towel rail, extractor fan and frosted window.

Room Measurements

Lounge: 15’9" x 11’5"
Kitchen: 14’6" x 7’11” opening to;
Dining Area: 10'2" x 8’5”
Bedroom 1: 13’9" x 8’3”
Bedroom 2: 9’11’’ x 8’2”
Bedroom 3: 6’4" x 5’11" plus door recess and built in cupboard
Bathroom: 6'4” x 5’7”

Gardens

Lawned front garden with paved drive. Gated side access opens to a fabulous, south facing rear garden complete with patio, ideal for outside dining in the summer months and well manicured lawn, perfect for all the family to enjoy.

Parking

Paved driveway to the front of the property provides space for potentially two cars.

Additional Information

Benefits from uPVC double glazed windows throughout and gas central heating from a wall mounted combi boiler. Loft is accessed via a hatch on the first floor landing and provides useful storage.

Tenure

We understand from the Vendor that the property is Leasehold subject to a 999 year lease which commenced in August 1970 and an annual ground rent of approximately £30.

Council Tax

Bury Council, Band B.

Fixtures & Fittings

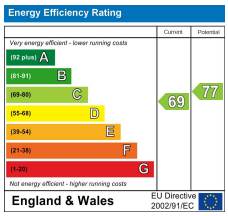
Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

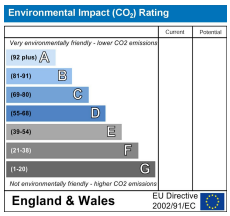
Viewings

All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property’s condition and suitability for their specific requirements.





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