hyde
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146 Downham Crescent, Prestwich
Manchester M25 0BS

Asking Price £315,000

Hyde Estates are delighted to offer this extended, three bedroom semi detached house for sale. Built circa 1936 the property boasts beautifully appointed open plan living space ideal for entertaining, off street parking and a low maintenance rear garden with decked terrace perfect for alfresco dining in the summer months. Offered with no onward chain this ideal first time buy/family home is sure to be popular with those looking for a property in Prestwich ready to move into straight away. An early viewing is highly recommended!

Downham Crescent is located in a sought after area of Prestwich, on the doorstep of Heaton park (approximately 3 minutes walk) with excellent links to the local motorway network. Commuters are within walking distance of Bowker Vale Metrolink station (approximately 5 minutes walk) with services to Manchester City Centre and Bury Town Centre. Other amenities include; shops, schools and places of worship whilst Prestwich Village itself offers plenty of independent bars and restaurants to choose from.







Accommodation
Briefly comprising; uPVC entrance porch, hallway with stairs to first floor complete with glass ballustrade, understairs storage cupboard and hardwood flooring which continues into the lounge. The open plan living space includes a spacious, bay fronted lounge with fireplace, fully opening to a contemporary style kitchen featuring a breakfast bar, white gloss wall and base units, contrasting worktops and tiled splashbacks. Inset double sink with mixer tap, five ring gas hob with extractor above, eye level double oven and integrated fridge/freezer and dishwasher. Glazed double doors open to the extended part of the property which is a generous second reception room that can be utilised to suit a prospective buyers requirements, includes dual aspect windows and French doors to a decked terrace. From the first floor landing are three bedrooms, two of which are double rooms. Fully tiled bathroom, fitted with a white suite of washbasin and bath with overhead electric shower, complete with frosted window and heated chrome towel rail. Seperate wc with frosted window.

Room Measurements
Lounge: 20’3" x 10’2" at extremes
Dining Room: 18’11" x 7’11”
Kitchen: 9’5" x 6’5”
Bedroom 1: 11’9" x 9’
Bedroom 2: 8’11’’ x 8’5”
Bedroom 3: 7’8" x 6’6"
Bathroom: 7'6” x 5’4”
Seperate WC.

Gardens
Pattern imprinted driveway to the front of the property with gated side access opening to a decked terrace complete with glass ballustrade, ideal for outside dining in the summer months. Steps down to a low maintenance, astroturfed lawn with fenced borders and space for a shed.

Parking
Off street parking to the front of the property.

Additional Information
Benefits from uPVC double glazed windows throughout and gas central heating from a wall mounted combi boiler, which we understand from the Vendor has been installed within the last three years. Loft access from the first floor landing via a drop down ladder - ideal for storage.

Tenure
We understand from the Vendor that the property is Leasehold subject to a 999 year lease which commenced in July 1936 and an annual ground rent of £4.

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.













