



**25 Oldfield Road, Prestwich
Manchester M25 2GG**

£320,000

Hyde Estates are delighted to offer this extended, three bedroom semi detached house for sale. The property is well presented throughout and boasts two reception rooms plus a contemporary style, island kitchen with dining space, perfect for entertaining or family meals. Offered with Freehold title this ideal family home also features off street parking and low maintenance gardens to the front and rear.

Oldfield Road is a quiet cul de sac, located just off Heywood Road in a desirable area of Prestwich, within walking distance of Heaton Park. Commuters benefit from excellent links to the local motorway network whilst public transport options include Metrolink Stations at Besses O'th' Barn and Heaton Park with services to Bury and Manchester City 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; entrance porch with tiled floor, hallway with stairs to first floor and understairs store cupboard, bay fronted lounge with herringbone effect laminate flooring which continues from the hallway and a feature fireplace. The converted garage creates a second reception room which is currently used as a TV room but can be utilised to suit a prospective buyers requirements. To the back of the property is a family sized dining area fully opening to a fabulous island kitchen with breakfast bar and contemporary range of wall and base units in different tones of grey, complete with contrasting worktops and tiled splashbacks. Inset sink unit with mixer tap, five ring gas hob and space for an american style fridge freezer. Integrated appliances include a dishwasher and an eye level oven with separate microwave oven above. French doors open to the rear garden. Off the dining area is a utility room/guest wc which features a modern suite of wc and washbasin with storage drawers beneath, tiled walls, frosted window and heated chrome towel rail. Plumbing for a washing machine and separate dryer. From the first floor landing are three bedrooms, two of which are double rooms with the third room having ample space for a single bed and bedroom furniture. Fitted with a modern three piece suite of; washbasin, bath and separate shower cubicle with electric shower, the family bathroom has panelled splashbacks and benefits from a tiled floor, frosted window and heated chrome towel rail. Fully tiled separate wc with frosted window.

Room Measurements

Porch

Lounge: 15'3" x 11'6" measured into bay window

TV Room: 16'1" x 6'10"

Kitchen Diner: 19'2" x 10'6"

WC & Utility: 5'9" x 5'4"

Bedroom 1: 12'10" x 10'8"

Bedroom 2: 10'10" x 8'4"

Bedroom 3: 7'10" x 6'7"

Bathroom: 6'5" x 5'3"

Separate WC.

Gardens & Parking

Low maintenance rear garden with astroturfed lawn and fenced borders. Driveway located at the front of the property providing off street parking for one vehicle.

Additional Information

Benefits from gas central heating from a wall mounted combi boiler which was installed approximately three years ago. The majority of the windows are timber framed double glazed units.

Tenure

We understand from the Vendor that the property is FREEHOLD.

Council Tax

Bury Council, Band C.

Fixtures & Fittings

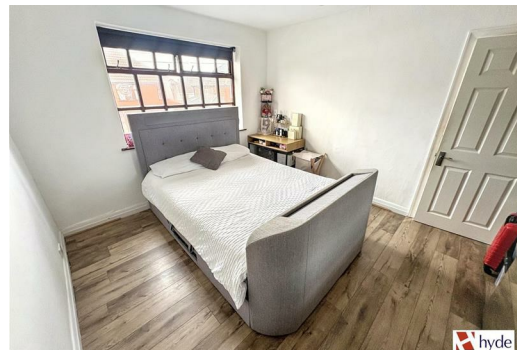
Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

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. Any measurements or distances provided are approximate and should not be relied upon for any purpose.



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		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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