



**30 Fairway, Prestwich
Manchester M25 0JH**

£260,000

Hyde Estates are pleased to present this extended, three bedroom semi detached house for sale. Ideally suited to investors, the property requires full refurbishment and sits on a generous plot with development potential to the rear. Benefits from off street parking and an attached garage, offered with no onward chain.

Situated in a highly sought after area of Prestwich, Fairway is located just off Bury Old Road close to Sedgley Village. Local amenities include; shops, schools, places of worship and green spaces. Excellent links to Manchester City Centre and the motorway network.



Accommodation

Briefly comprising; entrance porch, hallway, guest wc, lounge with bay window and gas fire and dining room with feature fireplace and serving hatch to the kitchen. From the hallway is a morning room with space for a dining table and chairs and side door to the rear garden, fully opening to a dual aspect kitchen with a collection of wall and base mounted units. Inset stainless steel sink unit with mixer tap, space for a freestanding fridge/freezer, plumbing for a washing machine and an integral oven with four ring gas hob. From the first floor landing are two double bedrooms with fitted robes, with the main bedroom featuring a bay window to the front. Single third bedroom and fully tiled family bathroom with suite of; wc, washbasin and bath with electric shower. Heated chrome towel rail and frosted window.

Room Measurements

Lounge: 13'3" x 11'11" measured into bay window

Dining Room: 12'5" x 11'9"

Morning Room: 8'10" x 5'10"

Kitchen: 10'9" x 7'7"

Bedroom 1: 13'5" x 10'6" measured into bay window

Bedroom 2: 12'6" x 9'11" plus built in robes

Bedroom 3: 7' x 6'10"

Bathroom: 6'10 x 5'10"

Garage

Attached garage with double doors to front and access door to rear.

Gardens

Paved front garden with driveway. To the rear of the property is a private lawned garden with hedged borders, a paved patio for outside dining and two outbuildings which can be utilised to suit. Sizeable plot with ample space for further development to the rear.

Parking

Driveway provides off street parking for at least one vehicle.

Additional Information

The property has a wall mounted gas boiler and uPVC double glazed windows throughout. The property requires full refurbishment throughout.

Tenure

We understand from the vendor that the property is FREEHOLD.

Council Tax

Bury Council, Band D.

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.

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.



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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