



**14 Sandgate Road, Whitefield
Manchester M45 6WG**

£425,000

Hyde Estates are pleased to present this three bedroom detached family home for sale. The property has been fully refurbished throughout and includes spacious well appointed living accommodation and new kitchen and bathroom (June 2026). Offered with no onward chain this exceptional opportunity for those seeking a property in walk-in condition features a large south-west facing rear garden and ample off street parking to the front.

Sandgate Road is located in sought after Whitefield, ideally positioned close to Heaton Park, shops and reputable schools, whilst also being just a short walk from Prestwich village and its abundance of independent restaurants and bars. Commuters benefit from excellent links to the local motorway network and regular public transport into nearby Bury and Manchester City Centre. The nearest Metrolink station is Besses o'th' Barn just 0.7 miles away.



Accommodation

Briefly comprising; entrance hall with stairs to the first floor and laminate flooring which continues into the front facing, spacious lounge which is accessed via a part glazed door. The fully tiled, guest wc features a white suite of wc and washbasin with storage drawers and is complete with frosted window, extractor fan and heated chrome towel rail. To the rear of the property is freshly appointed kitchen diner with french doors to the garden and a handy understairs storage cupboard. The 'island style' kitchen includes a range of gloss fronted wall and base units, contrasting work tops with inset 1.5 sink unit and panelled splashbacks. Integrated appliances include an eye level double oven, fridge freezer and dishwasher. Located on the kitchen island is a four ring induction hob with extractor and breakfast bar. There is also ample space for a family sized dining suite. From the first floor landing are three carpeted bedrooms with the main bedroom being a particularly large double room and featuring two rear facing windows. The fully tiled family bathroom includes a modern white suite of wc, washbasin with storage drawers and a bath with overhead mains operated shower and screen. Frosted window, heated chrome towel rail and extractor fan.

Room Measurements

Guest WC

Lounge: 16'8" x 12'1"

Kitchen Diner: 16'4" x 12'11"

Bedroom 1: 16'9" x 13'

Bedroom 2: 11'4" x 9'2"

Bedroom 3: 11'5" x 6'11"

Bathroom: 7'9" x 5'10"

Gardens

Front garden with paved approach which continues to the rear of the property. From the patio area are steps to a large south-west facing garden with fenced borders.

Parking

Paved double driveway to the front of the property.

Additional Information

The property has been fully refurbished throughout including new combi boiler and uPVC windows. All walls have been boarded and skimmed and the kitchen and bathroom are newly installed (June 2026).

Tenure

We understand from the Vendor that the property is Leasehold and subject to a 999 year lease. Further details to be provided by the Vendor's Solicitor.

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 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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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