hyde
Estate & Letting Agents

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141 St. Anns Road, Prestwich
Manchester M25 9QL

Offers Over £350,000

Hyde Estates are pleased to present this extended three-bedroom semi-detached house for sale. Built circa 1933, the property offers spacious, well-appointed living accommodation, comprising three reception rooms together with a separate galley-style kitchen. Further benefits include off-street parking for at least two vehicles and a south-facing rear garden with raised patio area. This family home represents an excellent opportunity for those looking to reside within this sought-after area of Prestwich.

St Ann's Road is conveniently positioned just off Bury New Road (A56), within walking distance of both Prestwich Clough and Prestwich Village. The village offers a wide variety of amenities including Marks & Spencer, parks, schools, places of worship and independent restaurants and bars. The property is also well placed for access to the motorway network, whilst excellent public transport links are available via Prestwich Metrolink station and the numerous bus services operating along Bury New Road, providing connections towards both Manchester City Centre and Bury Town Centre.

Accommodation

Briefly comprising; storm porch, entrance hall with laminate flooring, understairs storage and stairs rising to the first floor. The bay-fronted lounge features a gas fire with marble surround, whilst a further sitting room fully opens into a separate dining area with French doors leading to the rear garden. The galley-style kitchen is fitted with a range of wall and base units, contrasting worktops and tiled splashbacks, together with an inset 1.5-bowl sink unit with mixer tap. A side facing bay window provides natural light, with plumbing for a washing machine beneath and space for a freestanding fridge freezer. The kitchen further benefits from an integral gas cooker with four-ring gas hob and extractor hood, together with a side access door leading to the rear garden. From the first-floor landing are three bedrooms. The main front-facing bedroom features fitted wardrobes and a bay window, whilst the second double room is rear-facing and offers ample space for freestanding furniture. The third single room benefits from a built-in desk. The family bathroom is fitted with a three-piece white suite comprising corner bath with mains-operated shower above, washbasin with storage beneath and WC. Dual-aspect frosted windows and a heated chrome towel rail.

Room Measurements

Lounge: 11'11" x 11'6" measured into bay
Sitting Room: 12'4" x 12'2"
Dining Room: 11'8" x 9'11"
Kitchen: 18'6" x 5'2"
Bedroom 1: 13'11" x 8'3" measured into bay, plus fitted robes.
Bedroom 2: 10'5" x 9'11"
Bedroom 3: 8' x 7'
Bathroom: 8'7" 7'1" at extremes

Gardens & Parking

The front garden is gated and fully paved allowing off street parking for at least two vehicles. Gated side access opens to a rear patio with steps up to a raised south facing garden which features a lawned area and further patio, ideal for outside dining in the summer months. Fenced borders.

Additional Information

The property is serviced by a wall mounted combi boiler and benefits from uPVC double glazed windows throughout. The loft hatch is located on the first floor landing.

Tenure

We understand from the Vendor that the property is Leasehold subject to a 999 year lease which commenced in June 1933 and an annual Ground Rent of £4.

Council Tax

Bury Council, Band C.

Fixtures & Fittings

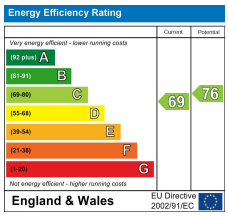
Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

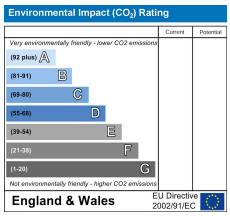
Viewings

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.





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