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# 21 Agecroft Road West, Prestwich
# Manchester M25 9RE

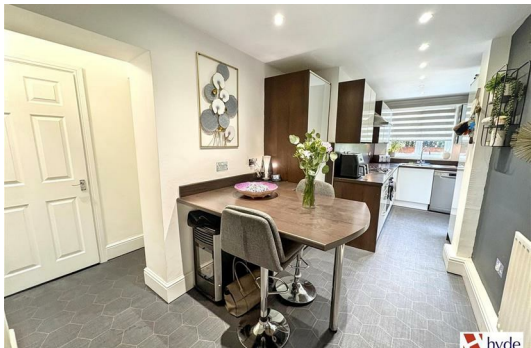
## £380,000

Hyde Estates are delighted to present this extended, three bedroom semi-detached house for sale. Built circa 1936 the property offers spacious, well presented living accommodation throughout and benefits from a Freehold title. Featuring a private, south-facing rear garden with raised patio and off street parking to the front, this family home has all basis covered and provides an excellent opportunity for those looking to call Prestwich home.

Ideally positioned in a highly sought after area of Prestwich, Agecroft Road West is close to many local amenities including; well regarding schools, shops and green spaces. Prestwich Village itself boasts many independent bars and restaurants whilst the Metrolink provides easy access into both Bury and Manchester City Centre.







## Accommodation

Briefly comprising; entrance hall with stairs to the first floor and laminate flooring which continues into the dual aspect living room which features and electric fire, ample space for lounge furniture and french doors to the rear patio. Also accessed from the entrance hall is the eat in kitchen which features a modern range of gloss fronted wall and base units with mahogany effect worksurfaces and splashbacks and a matching breakfast bar. Inset 1.5 sink unit and integral electric oven with four ring gas hob plus extractor, integrated fridge/freezer and plumbing for a dishwasher. Glazed door to rear garden and understairs pantry cupboard. Opening to an internal corridor which leads to; a second reception room, with french doors to the garden which is currently used as a downstairs bedroom but can be utilised to suit, a guest wc with white suite of wc and washbasin and a front facing utility room. The utility room is fitted with a collection of wall and base units, worktop with inset circular sink and mixer tap. Plumbing for a washing machine and space for a seperate dryer. From the first floor landing are three double bedrooms; the main bedroom is located at the front of the property and has two windows and a built in cupboard whilst the second bedroom is rear facing and again features two windows with ample space for freestanding bedroom furniture. The third double bedroom includes fitted wardrobes and storage cupboards. Benefitting from a modern white suite of; wc, washbasin, bath and seperate shower cubicle, the bathroom is complete with tiled walls and a heated chrome towel rail.











## Room Measurements

Living Room: 19'11" x 10'10"
Reception Room: 14'9" x 9'1" at extremes
Eat in Kitchen: 19'9" x 8'4" at extremes
Guest W.C.
Utility Room: 6'2" x 5'9"
Bedroom 1: 15'10" x 9'11"
Bedroom 2: 15'6" x 8'8"
Bedroom 3: 10'11" 9'8"
Bathroom: 11' x 5'1"

## Gardens & Parking

The south facing rear garden features an 'L-shaped' paved patio ideal for outside dining in the summer months with steps down to a generous lawned area surrounded by mature trees, hedges and shrubbery ensuring a quiet, private space for all of the family to enjoy. To the front of the property is a driveway providing off street parking for at least one vehicle and a raised shrubbery bed.

## 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 FREEHOLD.

## Council Tax

Bury Council, Band C.

## Fixtures & Fittings

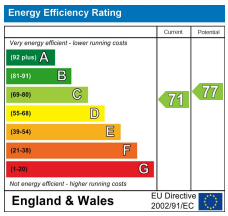
Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

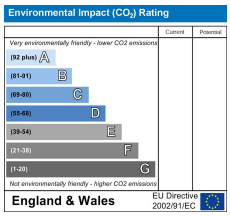
## Viewings

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.




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