



**11 Windsor Crescent, Prestwich
Manchester M25 0DD**

£375,000

Hyde Estates are delighted to present this extended, four bedroom family home for sale. Featuring beautifully appointed, open plan living accommodation to the ground floor with underfloor heating and a modern gloss kitchen. Externally the property benefits from a low maintenance, private rear garden, detached garage with power and a block paved driveway which spreads the width of the plot, ensuring off street parking for multiple vehicles.

The property is situated on a quiet crescent just off Windsor Road with easy access to local amenities including shops, schools and places of worship. Its close proximity to Heaton Park ensures this is the ideal spot for families whilst also being on the doorstep of Bowker Vale Metrolink Station and the local motorway network.



Accommodation

Briefly comprising; uPVC entrance porch with tiled floor covering, entrance lobby with stairs to the first floor, fully opening to an open plan living area with ample space for both lounge and dining furniture complete with tiled flooring. underfloor heating and french doors to the garden. Contemporary style kitchen, fitted with a range of grey, gloss fronted wall and base units, contrasting hardwood worktops and tiled splashbacks. Inset 1.5 composite sink with mixer tap, space for an 'American Style' fridge freezer, freestanding range cooker with 5 ring gas burner, extractor hood above and plumbing for a washing machine. The ground floor shower room is fully tiled and features a frosted window and three piece suite of walk in shower, wc and washbasin. From the first floor landing is the main double bedroom with laminate flooring and an ensuite shower room which is again fully tiled and features a three piece suite of wc, washbasin and shower cubicle with mains operated shower. The front facing second bedroom is a spacious double room with ample space for bedroom furniture whilst the third bedroom is rear facing and could still accommodate a double bed. The fourth bedroom is a single room and is currently used as a home office. Also located on the first floor is what was formally a family bathroom, this space is fully tiled and includes a frosted window, bath and sink unit - currently used as storage. Loft room with Velux window, which can be utilised to suit.

Room Measurements

Living Room: 21'7" x 17'1" at extremes

Dining Area: 21'7" x 11'9" at extremes

Kitchen: 16'6" x 6'10"

Guest Shower Room: 9'6" x 3'6"

Bedroom 1: 15'4" x 7'1"

Ensuite: 7'1" x 6'1"

Bedroom 2: 13'6" x 9'2"

Bedroom 3: 9'2" x 8'9"

Bedroom 4: 8' x 5'6"

Bathroom/Store Room: 7'10" x 5'5"

Loft Room: 14'3" x 11'2"

Garage

Detached, pre-fabricated concrete garage with electrical power and plumbing for a washing machine. Provides excellent additional storage space.

Gardens

Block paved driveway to the front of the property and private, paved garden with fenced borders to the rear. Ideal for those looking for a low maintenance garden, with space for outside dining.

Parking

Block paved driveway covering the full width of the plot provides off street parking for multiple vehicles.

Additional Information

Benefits gas central heating with underfloor heating to the ground floor and uPVC double glazed windows.

Tenure

We understand from the Vendor that the property is FREEHOLD.

Council Tax

Bury Council, Band B.

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	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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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