hyde
Estate & Letting Agents

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6 Givendale Drive, Crumpsall
Manchester M8 4PY

£160,000

Hyde Estates are delighted to present this one-bedroom semi-detached home for sale. Offered with no onward chain and a Freehold title the property is well presented throughout and combines well-proportioned living accommodation with outdoor space rarely found in similar properties, presenting an ideal opportunity for first-time buyers, downsizers or investors alike. In addition to the spacious double bedroom, the property benefits from a versatile office/storage room, ideal for home working, hobbies or additional storage.

Situated on the quiet cul-de-sac of Givendale Drive in Crumpsall, the property is conveniently located close to a wide range of local amenities, including; North Manchester General Hospital, Heaton Park, Abraham Moss Library & Leisure Centre, shops, schools and places of worship. Excellent transport links are available via the nearby Metrolink station, providing easy access to both Manchester City Centre and Bury, while the surrounding motorway network is within easy reach for commuters.







Accommodation
Briefly comprising; entrance hall with tiled floor, modern kitchen fitted with a range of wall and base units, contrasting work tops and tiled splashbacks. Inset sink unit with mixer tap, integral electric oven with four ring gas hob and extractor hood plus space for a fridge and plumbing for a washing machine. Also from the entrance hall is a spacious living room with ample space for lounge furniture and stairs to the first floor, sliding glazed doors open to a uPVC conservatory with access to the rear garden which can be utilised to suit. From the first floor landing is the main bedroom which is a double room and an office/storage room built into the eaves of the property which provides useful additional space. The contemporary style shower room features a three piece white suite of wc, washbasin and shower cubicle with mains operated shower. Tiled splashbacks, frosted window, suspended ceiling and heated chrome towel rail.

Room Measurements
Living Room: 16’11" x 13’
Kitchen: 7’5" x 7’
Conservatory: 9’ x 6’1"
Bedroom: 9’3" x 8’3"
Office/Storage Room: 9’9" x 8’2”
Shower Room: 7'7" x 4’9”

Gardens
Garden to the front with paved, gated access to a large rear garden with lawn, patio providing space for outside dining in the summer months, planted borders and fenced boundaries.

Parking
Off street parking for one vehicle.

Additional Information
Benefits from a gas combi boiler and uPVC windows throughout.

Tenure
We understand from the Vendor that the property is FREEHOLD.

Council Tax
Manchester City Council, Band A.

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.

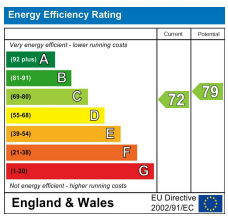


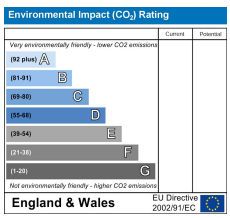












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