



**3 Egerton Street, Prestwich
Manchester M25 1FS**

Offers In The Region Of £299,950

Hyde Estates are delighted to present this period mid terraced house for sale. Offering spacious living accommodation throughout and gardens to the front and rear, the property combines charming period features with excellent development potential having a double cellar that could be utilised in a variety of ways, allowing prospective buyers the opportunity to tailor this home to their specific needs. This ideal first time buy is also offered with no onward chain!

Conveniently situated just off Whittaker Lane on the doorstep of Heaton Park the property is also within walking distance of Prestwich Village and its many amenities including; independent bars and restaurants, shops, schools and green spaces. Benefits also include; excellent public transport links, with Heaton Park Metrolink station located just 0.2miles away, commuters also have easy access to the local motorway network at Junctions 17 and 19 of the M60.



Accommodation

Briefly comprising; entrance hall with stairs to the first floor, bay fronted lounge with coving and feature fireplace with tiled insert, rear facing dining room with picture rail, built in storage and French doors accessing the rear garden. The kitchen is fitted with wall and base units, contrasting worktops and complete with tiled splashbacks and flooring. Inset 1.5 stainless steel sink unit with mixer tap, integral electric oven with four ring gas hob, plumbing for a freestanding dishwasher and space for a fridge freezer. Stairs lead down to the double cellar which offers excellent head height and development potential as it can be utilised to suit a variety of needs. Fitted with a sump pump and plumbing for a washing machine, currently used for storage.

From the first floor landing are two spacious double bedrooms, both featuring original style fireplaces, with the main front room also having a built in cupboard. The beautifully appointed bathroom features a modern white suite of; wc, washbasin and bath, along with a contemporary style corner shower unit with mains operated shower and rainfall shower head. Includes both tiled and panelled splashbacks, suspended ceiling with spotlights and a frosted window.

Room Measurements

- Entrance hall
- Lounge: 13'2" x 10'6" measured into bay window
- Dining room: 15' x 9'3"
- Kitchen: 8'9" x 6'1"
- Bedroom 1: 12'9" x 10'6"
- Bedroom 2: 13'3" x 8'7"
- Bathroom: 8'7" x 6'3"
- Cellar front: 13'1" x 10'6"
- Cellar rear: 13'9" x 10'9"

Gardens

To the rear of the property is a paved garden with composite decking, ideal for outside dining and enjoying the summer months. Gated, low maintenance front garden.

Additional Information

The property is serviced by a wall mounted combi boiler which was installed in February 2025 and has uPVC double glazed windows throughout. We are informed by the vendor that the property was rewired, including the consumer unit in 2023 and a sump pump has been fitted in the cellar.

Tenure

We understand from the vendor that the property is Leasehold subject to a 999 year lease which commenced in 1875, with an annual ground rent of £5.

Council Tax

Bury Council, Band B.

Fittings & Fixtures

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 Estates 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		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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