



**15 Derwent Avenue, Whitefield
Manchester M45 8GJ**

Offers Over £260,000

Hyde Estates are delighted to offer this extended 3 bedroom quasi semi-detached family home for sale. Offering spacious living accommodation throughout the property also benefits off street parking for at least three vehicles and is offered with no onward chain!

Located just off Oak Lane, Derwent Avenue is situated in a popular residential area of Whitefield with commuters having excellent access to the local motorway network. With both Whitefield and Prestwich Village close by, residents have an abundance of amenities on their doorstep including; independent bars and restaurants, schools, shops and parks. The closest Metrolink station is Besses o'th' Barn just 0.7 miles away.



Accommodation

Comprising; entrance hall with stairs to the first floor and a spacious lounge with electric fire. The kitchen is fitted with a range of gloss fronted pantry cupboards mixed with wall & base units, contrasting worksurfaces with inset stainless steel sink unit and engineered hardwood flooring. Integral double oven, 5 ring gas hob and extractor hood with space for freestanding fridge and separate freezer. Fully opening to the fabulously bright and airy living room with space for both lounge and dining furniture. Benefitting two Velux windows and French doors to the rear garden. Engineered hardwood flooring continues from the kitchen and a feature cast iron, dual fuel stove provides additional wow factor. An inner hallway off the kitchen provides access to the guest wc which features a modern white suite of wc and washbasin with storage beneath and space for a washing machine. External side door. To the first floor are three bedrooms, two of which are double rooms with both having fitted furniture. The third bedroom is a single room with built in storage above the stairs. Featuring a contemporary suite of; wc, washbasin with storage cupboard beneath and walk in double shower with mains operated shower and rainfall effect shower head, the family shower room has a mix of tiled and panelled splash backs, a frosted window, tiled flooring and an extractor fan. From the first floor landing there is a drop down ladder providing loft access.

Room Measurements

Lounge: 16'1" x 11'7"

Living Room: 22'9" x 14'7" at extremes

Kitchen: 10'6" x 9'3"

Guest WC: 6' x 4'3"

Bedroom 1: 13'5" x 9'6" at extremes

Bedroom 2: 11'8" x 9'4"

Bedroom 3: 9'4" x 6'2"

Bathroom: 7'6" x 5'10"

Gardens

From the front drive is secure, gated side access opening to the rear garden which features a raised, loose shale area with ample space for seating and a lawned area with fruit trees.

Parking

Off street parking for at least three vehicles to the front of the property.

Additional Information

The property is serviced by a wall mounted combi boiler and uPVC double glazed windows throughout. The loft is accessed from the first floor landing via a drop down ladder and is insulated and boarded providing additional storage. A new roof was installed in 2023, with gutters and soffits being replaced at the same time. Solar panels provide reduced electricity bills and are currently on a 25 year lease which is due to expire soon. Fully alarmed.

Tenure

We understand from the vendor that the property is FREEHOLD.

Council Tax

Bury 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 Estates and Letting Agents 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		86	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

