



**203 Heywood Road, Prestwich  
Manchester M25 1LB**

**Offers In The Region Of £545,000**

Hyde Estates are delighted to offer this extended four bedroom, Victorian semi-detached family home for sale. Built circa 1890 this desirable property is beautifully appointed throughout and occupies a generous corner with ample potential for future development. Set amongst gardens to three sides and approached by a driveway providing off street parking for multiple vehicles. This Victorian gem is a perfect opportunity for those looking to invest in a home that combines character, space, and a prime location.

Situated on the corner of Heywood Road and Bury Old Road this unique, stand out home is on the doorstep of Heaton Park and within a short stroll of Prestwich Village and its array of shops, café's, independent bars and restaurants. Other amenities include; multiple Metrolink stations, excellent schools and places of worship.

Excellent transport links to Manchester City Centre and the local motorway network make this property ideal for commuters, ensuring that the hustle and bustle of city life is easily accessible whilst still enjoying the tranquillity of suburban living.





## Accommodation

The extensive accommodation comprises; entrance hallway accessing all ground floor rooms with understairs storage cupboard, features coved ceiling and picture rails. The bay fronted primary lounge has fitted cabinetry and a feature fireplace with electric fire. Leading off the hallway to the right hand side as you enter is a secondary lounge with two windows bringing in ample natural light which can be used to suit a new occupants requirements. The dining room is spacious and has an open plan feel to it, benefitting from French doors to the garden and complete with built in utility cupboard with plumbing for a washing machine and space for a dryer. Fully opening to the fabulous, high specification kitchen, fitted with a contemporary range of gloss fronted wall and base units with contrasting worktops and tiled splashbacks. Inset stainless steel sink unit with mixer tap, integral Bosch oven and induction hob with extractor hood and integrated dishwasher, space for a freestanding 'American style' fridge freezer.

To the first floor is a grand landing area accessing all rooms. The main bedroom has double windows creating a bright and airy space with ample room for freestanding bedroom furniture, complete with ensuite shower room with modern suite of; wc, washbasin and walk in shower. The second double bedroom features a row of fitted wardrobes with sliding doors and overlooks the front of the property. To the rear of the property is a third double room with understairs storage space and the family bathroom which is fitted with a modern suite of wc, washbasin and bath with overhead shower and shower screen. Tiled walls and a heated towel rail complete the contemporary look. Frosted window and extractor fan. Separate wc in the same style as the family bathroom. From the first floor landing are stairs to a fourth bedroom which benefits from a walk in wardrobe and eaves storage. The basement is accessed via external steps from the rear garden and provides excellent additional storage.

## Room Measurements

Hallway: 9'3" x 6'11"

Sitting Room: 13'8" x 13'1" at extremes

Lounge: 15'11" x 12'6" into bay

Dining Room: 13'1" x 12'8"

Kitchen: 14'8" x 8'7"

First floor landing: 11'10" x 7'4"

Bedroom 1: 13'9" x 13'2" at extremes

Ensuite

Bedroom 2: 13' x 10'6"

Bedroom 3: 11'9" x 9'5"

Bathroom: 9'7" x 5'5"

Separate WC

Bedroom 4: 15'5" x 6'5"

Walk in Wardrobe: 12'3" x 5'10"

Please note, room measurements are approximate and for guidance purposes only.

## Gardens

Occupying a substantial corner plot with ample development potential, the property benefits from gardens to three sides with the front garden having a well-manicured smaller lawn with path to the front entrance. To the side is a gated driveway with space for multiple vehicles. The spacious rear garden benefits a paved patio area accessed from the dining room French doors which continues to the side of the property. Decked steps open to a substantial raised rear lawn which is bordered by shrubbery and well established planting making this the ideal spot to enjoy alfresco dining throughout the summer months.

## Parking

Gated driveway offering off street parking for multiple vehicles.

## Additional Information

The property is serviced by a wall mounted combi boiler and has uPVC double glazed windows throughout. We understand the kitchen extension was carried out circa 2018 with the before mentioned combi boiler fitted around the same time.

## Tenure

We understand from the vendor that the property is FREEHOLD.

## Council Tax

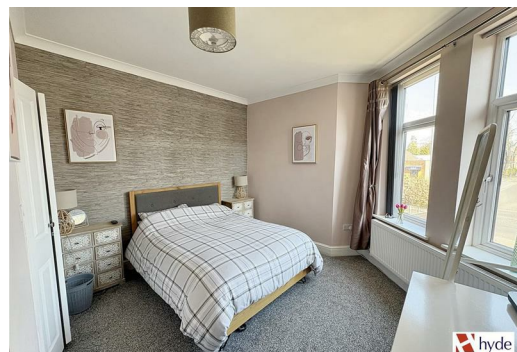
Bury Council, Band C.

## Fixtures & Fittings

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

## Viewings

Viewings are highly recommended and can be arranged via Hyde Estates and Letting Agents 0161 773 4583



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
(1-20)			(1-20)		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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