

Harlech Avenue, Whitefield, Manchester

Price Offers in Excess of £299,950



- Beautifully Presented Semi Detached Home
- Four Bedrooms
- Spacious Lounge And Dining/Sitting Room
- Modern Kitchen And Ground Floor WC
- Modern En Suite Shower Room To Master Plus Four Piece Modern Family Bathroom
- Attractive Gardens With Raised Decked Patio
- Driveway And Garage
- Planning Permission Granted For A Single Storey Kitchen Extension

Clive Anthony are delighted to offer for sale this spacious four bedroom semi detached in a prime location close to local schools, shops, metro link and with easy access onto the motorway networks and into Prestwich and Whitefield with the many bars and restaurants to choose from. The property briefly comprises; entrance hall, spacious lounge, dining/sitting room, modern kitchen and a ground floor WC. To the first floor there are two large double bedrooms and a single bedroom with a modern four piece family bathroom. To the second floor there is a fabulous master bedroom with a Juliette balcony overlooking the garden and a modern three piece en suite shower room/WC. There are attractive gardens with a fabulous raised decked patio and to the front a driveway for off road parking that leads to the garage. There is planning permission for a single storey kitchen extension - plans available on request. Properties in this location are in high demand and an early viewing is strongly recommended.

Ground Floor

The entrance porch leads into the welcoming hall with Karndean flooring. There is a ground floor two piece WC. The dining/sitting room has an attractive bay window with a plantation shutter with ample space for a table and chairs and further furniture. The lounge enjoys a feature living flame pebble gas fire set in an attractive surround, space for sofas and further furniture, bi folding doors onto the decked patio and garden. The modern fitted kitchen includes wall/base units with work surfaces, integrated oven and five ring gas hob, integrated dishwasher and fridge/freezer, Karndean flooring, side access door.

First Floor

The second and third large double bedrooms have ample space for furniture with attractive window blinds and carpeted flooring. The fourth single bedroom is currently used as an office with space for furniture, laminate flooring. The modern four piece family bathroom includes a panelled bath, separate walk in shower cubicle, WC and wash hand basin, attractive tiling, heated chrome towel rail/radiator.

Second Floor

The fabulous large double bedroom includes modern fitted furniture and a Juliette balcony with French patio doors overlooking the garden and carpeted flooring. There is a modern en suite shower room with a WC and wash hand basin, attractive tiling and heated chrome towel rail/radiator.

Outside

There is a flagged driveway to the front which leads to the garage which also houses the washing machine and further appliances. Attractive rear garden with a fabulous raised decked patio perfect for summer entertaining and a further flagged patio.

Additional Information

Council Tax band C

Gas fired central heating system

The vendor informs us the property is Leasehold 999 years from build in 1964 with a ground rent of £12 per annum (subject to solicitors confirmation)







We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Clive Anthony Estates Ltd

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Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- How to improve this property's energy performance
- Estimated energy use and potential savings
- Connecting the assessor and accreditation scheme

**5 HARLECH AVENUE
BURY
MANCHESTER
WHITEFIELD
M45 6UE**

Energy rating
C

Valid until 19 September 2030

Certificate number
2190-5691-3000-5008-1191

[Print this certificate](#)

Property type
This property is a semi-detached house.

Total floor area
It has a total floor area of 114 square metres.

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations](#) and [guidance for tenants on the regulations](#).

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be C.
[See how to improve this property's energy performance.](#)

