







Myrtle Bank

Prestwich

M25 9XX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

3 Myrtle Bank
Prestwich
Manchester
M25 9XX

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£260,000

NO ONGOING VENDOR CHAIN A two bedroom detached bungalow situated in a sought after peaceful cul-de-sac location within easy reach of local amenities. Offering spacious accommodation of 1021 sq ft. Requiring modernisation and updating. Attached brick garage offering scope to convert (subject to any necessary consents required). Lounge open to raised dining area. Spacious four piece bathroom suite. Enclosed rear garden with a south westerly aspect. Good off road parking to the front. Must be viewed to appreciate the potential. Virtual Tour Available.

Entrance Hall
With a built-in cloaks/storage cupboard. Radiator. Alarm control point.

Lounge
With a double glazed bay window to the front elevation. Spotlighting. Radiator. Electric fire set within a feature surround. Raised step to:

Dining Area
With a radiator and double glazed window to side elevation. Door off to:

Bedroom (2)
With a double glazed window to the side elevation and exit door with adjacent window to the rear. Radiator.

Inner Hall
With storage off.

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Tiled splashbacks. Space for a freestanding cooker. Double glazed windows to the side elevation and exit door leads out to the side.

Bedroom (1)
With a double glazed window to the rear. Range of fitted wardrobes. Radiator.

Bathroom
With a suite comprising of a panelled bath, pedestal wash hand basin, low level WC and walk-in shower enclosure with 'Triton' electric shower. Extractor fan. Spotlighting. Ladder radiator and a further radiator. Two double glazed windows to the side elevation with built in storage with plumbing for washer.

Outside
To the rear is an enclosed garden with patio and lawned areas with mature well stocked borders. To the front are excellent off road parking facilities. This continues to the side leading to an ATTACHED BRICK GARAGE with an up and over door, plumbing for a washer and floor standing Potterton gas central heating boiler. The garage is an excellent size and offers potential (subject to any necessary consents required) to convert to additional living space if required.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 900 years from 21/12/1964, subject to an annual ground rent of £12.


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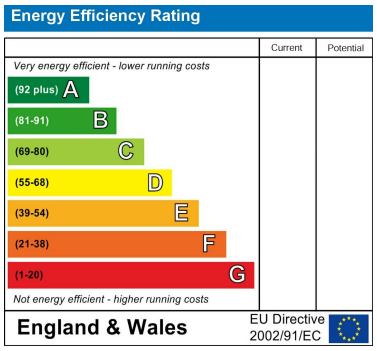
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Approximate total area(1)
1021 ft²
94.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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