hyde
Estate & Letting Agents

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13 Sunningdale Drive, Prestwich
Manchester M25 1JX

£1,275 Per Calendar Month

Hyde Estates are delighted to offer this 3 bedroom semi-detached house to let. The property benefits off street parking and an attached garage with gardens to both the front and rear. Ideally situated on a quiet cul de sac just a stones throw away from Prestwich Village and its many amenities. Offered unfurnished and available now.







Accommodation
Comprising; entrance hall with stairs to the first floor and bay fronted living room providing ample space for both lounge and dining furniture. French windows open to the rear garden. From the living area is the kitchen which is fitted with a range of gloss fronted wall and base units, contrasting worktops and tiled splashbacks. Inset sink unit with mixer tap, integral oven with four ring gas hob and extractor. Plumbing for a washing machine and space for a freestanding fridge freezer. Door to garage. From the first floor landing are two double bedrooms and a third single room. The bathroom is fully tiled and fitted with a modern white suite of; wc, vanity unit and bath with shower attachment. Frosted window, heated chrome towel rail, extractor fan and medicine cabinet.

Room Measurements
Living Room: 20'1" x 10'11'' measured into bay window.
Kitchen: 10'6'' x 7'8"
Bedroom 1: 11'11'' x 10'11'' measured into bay window.
Bedroom 2: 10'11'' x 8'
Bedroom 3: 7'10'' x 6'
Bathroom: 7'9'' x 7'8" at extremes.
Garage: 16'5" x 9'

Garage
Attached garage with up and over garage door, electrical power, two windows and access door to the rear.

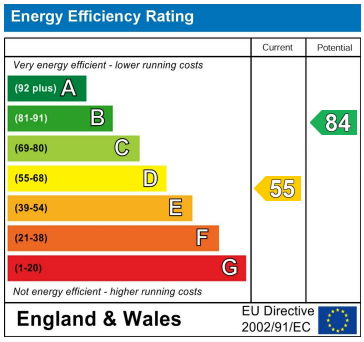
Gardens
The tiered front garden features a driveway, lawn and loose stone area whilst the rear benefits a raised patio surrounded by shrubbery and fenced borders.

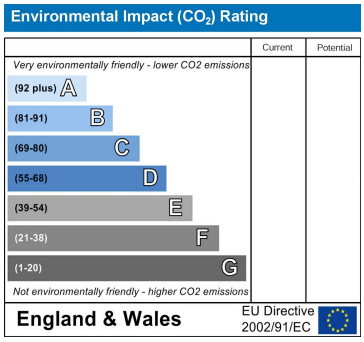
Parking
Driveway providing off street parking for one vehicle.

Additional Information
The property is serviced by a wall mounted combi boiler and uPVC double glazed windows.

Council Tax
Bury Council, Band B.

Viewings
All viewings to be arranged via Hyde Estates and Letting Agents 0161 773 4583











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