

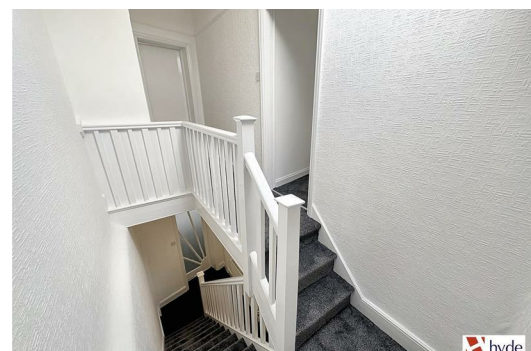


**448A Bury Old Road, Prestwich
Manchester M25 1PQ**

£1,100 PCM

Hyde Estates are delighted to present this substantial two bedroom triplex apartment to let. The property features spacious living accommodation, with off street parking available and benefits from new floor coverings, a new boiler and redecoration throughout. Offered unfurnished and available now.

Ideally located on the corner of Heywood Road and Bury Old Road (A665) close to Heaton Park and Prestwich Village with excellent public transport links.



Accommodation

Comprises; ground floor entrance hall, living room with bay window and feature fire surround. Eat in kitchen with wall and base units, contrasting work surfaces, tiled splash backs and integral 4 ring gas hob, oven and grill. Plumbing for a washing machine, space for a fridge freezer and dining suite. The main bathroom is fully tiled with white suite of bath and washbasin with seperate matching WC. From the second floor landing is the bay fronted main bedroom with fitted storage and second double bedroom with en-suite wc.

Room Measurements

- Lounge: 18'3" x 14'8" at extremes
- Kitchen diner: 14'1" x 12'
- Bathroom: 7'2" x 5'3"
- Bedroom 1: 18'10" x 15'8" at extremes
- Bedroom 2: 14'4" x 10'11" at extremes

Parking

Off steet parking for two cars to the rear.

Additional Information

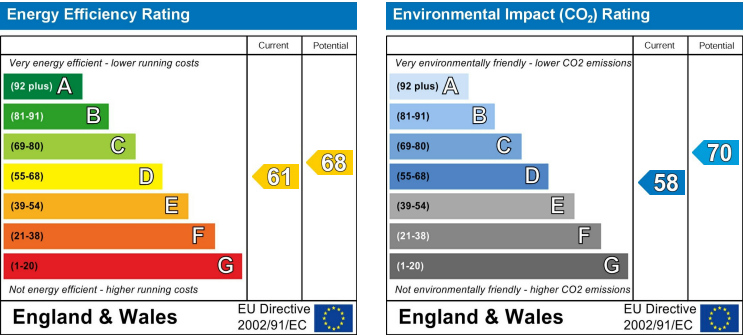
The property is serviced by a newly fitted combi boiler and uPVC double glazed windows. Benefits door entry phone and has been redecorated throughout with new flooring installed in April 2025.

Council Tax

Bury Council, Band TBC.

Viewings

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



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