



Hyde Estate & Letting Agents

**31 Bury Old Road, Whitefield
Manchester M45 6TA**

£950 PCM

Hyde Estates offer a rare opportunity to live in this beautifully refurbished 1700s built cottage. Situated close to both Prestwich and Whitefield, with only a short walk to the Metrolink and easy access to the motorway network.



Accommodation

Briefly comprising; porch opening to front facing, carpeted lounge, the modern fitted kitchen provides ample space for a dining table and chairs and is fitted with a range of wall and base mounted cupboards with contrasting working surfaces, integral gas hob/oven/extractor with tiled splash backs, under counter space with plumbing for a washing machine and space for a free standing fridge freezer. There is a rear porch located off the kitchen allowing access to the garden. To the first floor are two bedrooms together with a modern three piece bathroom suite with over bath shower.

Room Measurements

- Living Room:14`3" x 14`6"
- Eat in kitchen: 13`11" x 13`7"
- Master bedroom: 14`10" x 14`5"
- Bedroom 2: 14`3" x 7`5"
- Bathroom: 8`5" x 5`11"

Garden

Low maintenance garden to the rear.

Additional Information

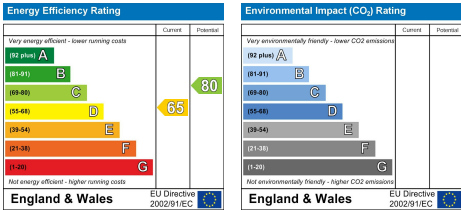
The property benefits from gas central heating and is fully uPVC double glazed.

Council Tax

Bury Council, Band A.

Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.



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

