



## 1 Park Terrace, Manchester M45 7HQ

**£1,375**

Hyde Estates are pleased to present this delightful end terraced three story house to let. Nestled in the charming area of Whitefield, this property offers a perfect blend of modern living and period charm having been recently refurbished throughout. Spanning an impressive 1,087 square feet, it features three spacious double bedrooms, making it ideal for families or those seeking extra space.

The main bedroom boasts the convenience of an en-suite bathroom, ensuring privacy and comfort. The modern kitchen is well-equipped, providing a lovely space for culinary creations, while the contemporary bathroom adds to the overall appeal of the home. The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Newly fitted carpets enhance the interior, adding a touch of elegance to each room. Located in a popular area, residents will enjoy easy access to local amenities, parks, and excellent transport links, making it a desirable place to live.



## Accommodation

Briefly comprising; vestibule entrance, living room with feature fire with a door way leading through to the dining room and modern fitted kitchen which has a range of wall and base units, including a double oven and a large ceramic hob, the work surfaces give the kitchen a prestigious feel, there is also space for an American style fridge freezer. To the first floor there are 2 double bedrooms with fitted wardrobes and a family bathroom with a shower over the bath, and a chrome tower warmer on the second floor the master bedroom is spacious and benefits from the fully tiled en-suite shower room.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	86
(81-91) B	69
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

## Room Measurements

Lounge; 13' x 13'3"

Dining room; 13'2" x 8'2"

Kitchen; 8'11" x 6'11"

Bedroom 1; 9'1" x 16'6"

Bedroom 2; 12'10" x 10'5"

Bedroom 3; 8'11" x 12'8"

Bathroom; 7'3" x 7'6"

## Rear Garden

The rear garden has a fully decked area and a shed.

## Parking

There is parking directly to the front of the property

## Additional information

The property has full double glazing and has just recently been refurbished throughout to a high standard in November 2025

## Council tax

Bury Council, Band B.

## Viewings

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

## Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



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

