



**3 Rowanlea, Prestwich
Manchester M25 1JR**

£145,000

Hyde Estates are pleased to present this two bedroom ground floor apartment with garage for sale. Redecorated throughout in October '25 the property features a spacious living room, kitchen and modern shower room. Set amongst communal gardens with ample residents parking. Offered with no onward chain the apartment provides an excellent opportunity for first time buyers and investors alike.

Located in sought after Prestwich, the property is conveniently positioned close to Heaton Park, with excellent public transport links via the Metrolink Station to both Manchester City Centre and Bury town centre.



Accommodation

Comprising; communal hallway, entrance hall with storage/cloaks cupboard, dual aspect living room with ample space for both lounge and dining furniture, fitted kitchen with a range of wall and base units, contrasting worktops and tiled splashbacks. Inset stainless steel sink unit with mixer tap, integral electric oven with four ring gas hob and extractor. Tiled floor and store cupboard housing boiler. Two bedrooms and a modern shower room fitted with a white suit of wc, washbasin and corner shower unit, tiled splashbacks, heated chrome towel rail and extractor fan.

Room Measurements

Living room: 17'3" x 10'2"

Kitchen: 8'2" x 6'9"

Bedroom 1: 13'6" x 8'5"

Bedroom 2: 11'11" x 6'6" plus door recess

Bathroom: 6'4" x 5'5"

Garage

Located in a row of 5 garages with an up and over garage door.

Gardens

Communal gardens with ample residents parking.

Additional Information

The property benefits; gas central heating, uPVC double glazed windows and secure intercom access system. Redecorated throughout October '25.

Service Charge

We understand from the seller that each apartment pays approximately £50 per calendar month towards the upkeep of all communal areas. This is paid on a quarterly basis (£150 per quarter).

Tenure

We understand from the Vendor that the property is Leasehold subject to a 990 years lease which commenced in July 1979.

Council Tax

Bury Council, Band A.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estates and 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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