



Hyde Estate & Letting Agents

**418 Bury Old Road (Gr Floor), Manchester
M25 1PZ**

£895 PCM

Hyde Estates are pleased to offer this spacious, one double bedroom ground floor apartment to let. Immaculately presented throughout with modern fixtures and fittings. Only a short walk from Heaton Park, Heaton Park Metrolink Station and all local amenities. The property is offered unfurnished and available now and has a private rear garden with patio.



Accommodation

Briefly comprises; generous bay fronted living room, eat in kitchen with gloss fronted wall and base units, integral cooker and four ring gas hob with extractor. Plumbing for a washing machine, space for a fridge freezer, dryer and dining suite. Internal hallway with understairs store cupboard, dual aspect double bedroom and bathroom with a white three piece suite, panelled splash backs and heated chrome towel rail, frosted window and extractor fan.

Room Measurements

- Kitchen: 15'6" x 12'3"
- Bedroom: 14'3" x 11'10"
- Lounge: 17'5" x 14'2"
- Bathroom: 11'4"x 4'10"

Garden

Private rear garden with patio.

Additional Information

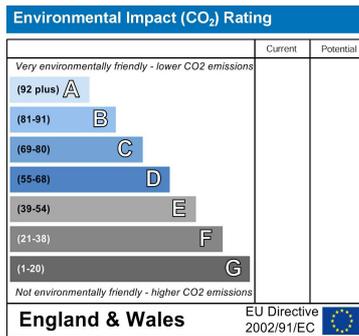
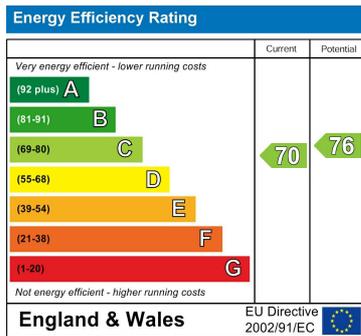
Benefits from uPVC double glazed windows and gas central heating.

Council Tax

TBC

Viewings

To be arranged via Hyde Estates & Letting Agents 0161 773 4583



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