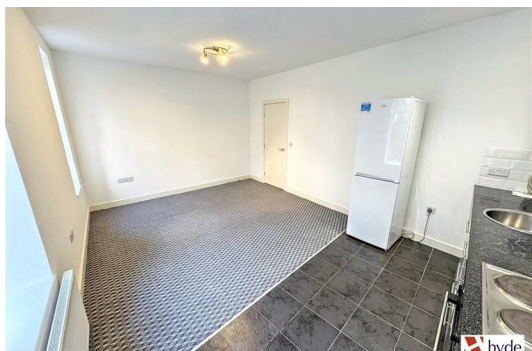




**313 Bury Old Road, Prestwich  
Manchester M25 1JA**

**£975 PCM**

Hyde Estates present this spacious two bedroomed first floor apartment to let with views of Heaton Park. The property is well presented throughout and features a communal yard with on street parking to the front. Located opposite Heaton Park in the heart of Prestwich with excellent links to the motorway, Metrolink and major bus routes. Offered unfurnished and available now.





Accommodation

The apartment is accessed via a tiled entrance porch with Rock door leading to a carpeted landing area with sky light. To the front is the open plan kitchen/living room with space for lounge and dining furniture and views over Heaton Park. The kitchen is fitted with a range of wall and base mounted cupboards, contrasting working surfaces, integral oven/hob/extractor, plumbing for a washing machine and space for a free standing fridge/freezer. Both bedrooms are carpeted and can accommodate a double bed an bedroom furniture. The fully tiled bathroom features a three piece suite of; bath with overhead shower and glass shower screen, WC and washbasin. Chrome towel warmer and frosted window.

Room Measurements

Open plan living space: 17`5" x 11`8"  
Bedroom 1: 12`10" x 10`5"  
Bedroom 2: 13`6" x 8`2"  
Bathroom: 6`9" x 6`11"

Garden

Externally there is a communal yard and on street parking.

Additional Information

The property benefits gas central heating, security alarm, blinds and uPVC double glazed windows.

Council Tax

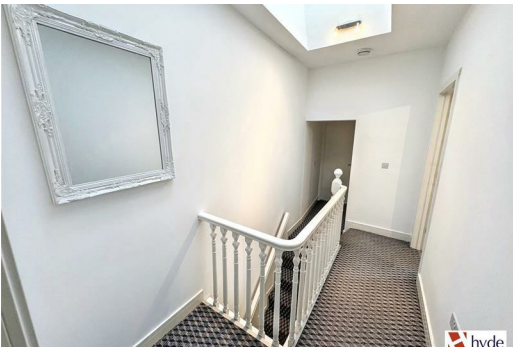
Bury Council, Band A.

Viewing

To be arranged via Hyde Estates & 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			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

