



**20 Canterbury Drive, Manchester  
M25 0HY**

**£1,395 PCM**

Hyde Estates present this extended, three bedroomed semi detached family home to let. The property is well presented throughout having been fully redecorated and new carpets installed to the first floor (March 2026). Features both a modern kitchen and bathroom and benefits from gardens to the front and rear. Detached garage, ideal for storage. Offered unfurnished and available now.

Located on a quiet cul-de-sac in the ever popular Sedgley Park area of Prestwich, close to; shops, schools and places of worship with excellent links to Manchester City Centre.



## Accommodation

Briefly comprising; porch, entrance hall with guest WC and plumbing for a washing machine, lounge to the front with bay window, extended dining room to the rear with sukkah roof, french doors and serving hatch to kitchen. The modern kosher kitchen provides a comprehensive a range of high gloss wall and base mounted cupboards with contrasting black granite working surfaces and splashbacks. Integral appliances include the gas hob with extractor hood and two ovens, additional space for for a free standing fridge freezer. To the first floor are three spacious bedrooms and a modern fully tiled three piece bathroom suite comprising of bath, over bath shower, glass shower screen, WC and washbasin.

## Room Measurements

Lounge; 13'8" x 11'7" measured into bay window

Dining room; 12'1" x 10'6"

Morning room; 11'2" x 8'5"

Kitchen; 15'6" x 7'4"

Bedroom 1: 11'8" x 11'10" at extremes

Bedroom 2: 10'9" x 12'3"

Bedroom 3: 8'6" x 7'5"

Bathroom: 8'8" x 6'6"

## Gardens

Front garden with paved driveway which provides side access to the garage and opens to a low maintenance garden which has fenced borders.

## Parking

Paved driveway provides off street parking.

## Garage

Detached garage, ideal for storage. Prefabricated concrete build.

## Additional Information

The property benefits gas central heating and uPVC double glazed windows. Redecorated throughout and new carpets installed to first floor (March 2026).

## Council Tax

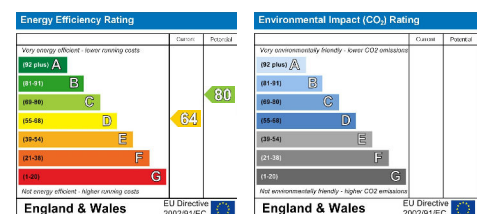
Bury Council, Band C.

## 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