



**3 Mount Pleasant, Simister
Prestwich M25 2SD**

£1,250 PCM

Hyde Estates are pleased to present this extended, two bedroom semi detached house to let. The property is immaculately presented throughout and benefits ample off street parking and a tended rear garden.

Located on a quiet cul de sac, at the heart of Simister in a semi rural area of Prestwich with excellent links to the local motorway network. Close to Heaton Park, with nearby Whitefield and Prestwich offering ample shops, schools and independent restaurants and bars.



Accommodation

The property is accessed via an entrance hall, this leads to an open plan lounge and dining area with laminate flooring and french windows to the rear garden. The fitted kitchen benefits a range of wall and base mounted cupboards with some appliances including a gas hob/oven/grill. Also located to the ground floor is a tiled family bathroom suite with washbasin on pedestal base, WC, over bath electric shower and screen. To the first floor there are two carpeted double bedrooms.

Room Measurements

- Lounge: 11`7" x 10`5"
- Dining area L shape: 17`9" x 12`3"
- Kitchen: 7`1" x 6`11"
- Bathroom: 6`10" x 5`5"
- Bedroom 1: 19`8" x 8`2"
- Bedroom 2: 11`9" x 10`10"

Gardens

The lawned rear garden features a paved patio area, ideal for outside dining in the summer months, planting borders, mature shrubs and a timber shed.

Parking

Off street parking via a paved driveway to the front of the property with space for two cars.

Additional Information

The property features uPVC double glazed windows, gas central heating and ample storage.

Council Tax

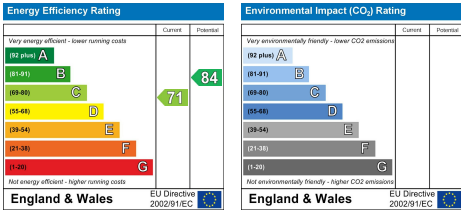
Bury Council, Band C.

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