Estate & Letting Agents

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## 309 Bury Old Road, Prestwich
## Manchester M25 1JA

## £895 PCM

Hyde Estates are pleased to present this ground floor one bedroom apartment to let. Benefitting from spacious well presented living accommodation the property is available now and offered unfurnished.

Ideally located on Bury Old Road opposite Heaton Park just a short walk from the Metrolink Station with commuters also benefitting from regular bus routes into both Manchester City Centre and Bury Town Centre. Close to Prestwich Village and its abundance of; shops green spaces and independent bars/restaurants with easy access to the local motorway network.







## Accommodation
Briefly comprising; communal entrance shared with one other apartment, hallway, generous living room with bay window, eat in kitchen with wall and base units, inset sink unit and integral oven with four ring gas hob and extractor hood. Space for a table and chairs, fridge freezer and plumbing for a washing machine. Rear facing double bedroom and modern bathroom, fitted with a white suite of; wc, washbasin, over bath shower and glass shower screen.

## Room Measurements
Living Room: 15` x 10`10"
Eat in Kitchen: 15`4" x 8`10"
Bedroom: 13`3" x 11`12"
Bathroom: 5`9" x 5`7"

## Gardens
Garden fronted entry with yard to the rear of the property.

## Additional Information
The property features a cellar and benefits from uPVC double glazed windows and gas central heating.

## Council Tax
Bury Council, Band A.

## Viewings
All 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.



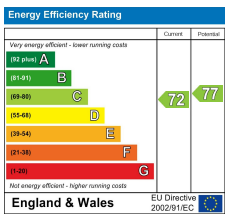


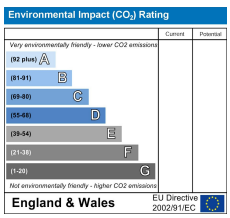











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