



**23 Meade Hill Road, Manchester**  
**M25 0DH**

**£1,495 PCM**

Hyde Estates are delighted to offer this spacious three bedroom semi detached family home to let. Benefitting from off street parking and gardens to the front and rear, the property is well presented throughout and features modern kitchen and bathroom. Offered unfurnished and available now.

Ideally located in the sought after area of Prestwich, only a short walk to Heaton Park and Bowker Vale Metrolink station with excellent motorway links.



## Accommodation

Briefly comprising; porch, entrance hall, front facing lounge with laminate flooring and separate living room with under stairs storage cupboard. The newly appointed eat in kitchen features new kitchen drawers and units and has french doors to the rear garden and an internal door to an adjoining utility room. The kitchen itself includes; black gloss fronted wall and base mounted cupboards with matching work tops and two inset sink units with mixer taps. Contrasting tiled splashbacks and white gloss fronted units complete the contemporary look. Two integrated, eye level electric ovens and four ring gas hob with extractor. Space for large freestanding fridge/freezer, breakfast table and plumbing for a washing machine and dishwasher. To the first floor there are three bedrooms, a family bathroom suite and separate WC.

## Room Measurements

Lounge - 11'5" x 10'5"  
Living Room - 16'2" x 10'4"  
Diner Kitchen - 19'10" x 10'2"  
Utility Room - 15'11" x 5'1"  
Bedroom 1 - 11'5" x 10'5"  
Bedroom 2 - 8'9" x 8'  
Bedroom 3 - 8'2" x 7'4"  
Bathroom - 5'5" x 5'5"  
Separate WC.

## Gardens & Parking

There is on drive parking to the front with a lawned area and enclosed, paved garden to the rear.

## Additional Information

Fitted with brand new kitchen cupboards and drawers and benefitting from gas central heating and uPVC double glazed windows. The property is offered unfurnished.

## Council Tax

Bury Council, Band C.

## 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.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (82+ pts) A                                 |         | 87        | (82+ pts) A                                                     |         |           |
| (69-81) B                                   |         |           | (69-81) B                                                       |         |           |
| (55-68) C                                   |         |           | (55-68) C                                                       |         |           |
| (43-54) D                                   |         |           | (43-54) D                                                       |         |           |
| (31-42) E                                   |         |           | (31-42) E                                                       |         |           |
| (21-30) F                                   |         |           | (21-30) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) 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                                         |         |           |

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