



**49 Merton Road, Prestwich
Manchester M25 1PN**

Offers In The Region Of £245,000

Hyde Estates are delighted to offer this two bedroom mid terrace for sale. Having been recently refurbished (February 2026) this ideal first time buy provides an excellent opportunity for those looking to establish roots in North Manchester.

The property is in walk in condition ready to be furnished to a prospective buyers personal taste and benefits from outside space to the front and rear.

Situated in a popular residential area of Prestwich, Merton Road is located just off Heys Road and is a short walk from both Heaton Park and Prestwich Village with its many amenities including; independent bars and restaurants, shops, schools and green spaces. Benefits from excellent public transport links, with the nearest Metrolink station situated at Heaton Park and easy access to the local motorway network.



Accommodation

Briefly comprising; bright and airy, front facing lounge, spacious dining room with understairs store cupboard and dual aspect kitchen, fitted with a range of wall and base units with contrasting worktops and tiled splashbacks. Inset sink unit with mixer tap, integral electric oven with four ring gas hob and extractor hood. Space for freestanding fridge freezer and plumbing for a washing machine. Door to rear garden.

From the central staircase, the first floor landing provides access to both bedrooms and a modern bathroom which includes a three piece suite of; wc, washbasin and bath with overhead mains operated shower and shower screen. Tiled splashbacks, chrome fittings, extractor fan and frosted window. The main double bedroom is front facing and a fabulous size, allowing ample space for freestanding bedroom furniture.

Room Measurements

Lounge: 13'1" x 12'2"

Dining Room: 13'1" x 11'

Kitchen: 11' x 6'6"

Bedroom 1: 13'1" x 11'11"

Bedroom 2: 14'6" x 6'2"

Bathroom: 8'6" x 6'10"

Gardens

Low maintenance front yard and enclosed rear garden with space for a table and chairs. Gated access to the rear.

Additional Information

The property is serviced by a wall mounted combi boiler and has uPVC double glazed windows throughout. Kitchen roof replaced, some new floor coverings and redecorated throughout in February 2026.

Tenure

We understand from the Vendor that the property is FREEHOLD.

Council Tax

Bury Council, Band A.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estate and 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. Any measurements or distances provided are approximate and should not be relied upon for any purpose.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		88	(92-100) 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		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
(1-30) Not energy efficient - higher running costs			(1-30) Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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