hyde
Estate & Letting Agents

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39 Merton Road, Prestwich
Manchester M25 1PN

Asking Price £250,000

Hyde Estates are delighted to offer this two bedroom mid terrace for sale. Boasting gardens to the front and rear this well presented home provides an excellent opportunity for first time buyers looking to establish roots in North Manchester.

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; vestibule with part glazed door to a spacious front facing lounge with gas fire and feature fireplace. Original flooring continues from the lounge past the stairs to the first floor and into the dining room which provides ample space for a family sized dining suite and features a large understairs storage cupboard. The modern kitchen is fitted with a range of wall and base units with contrasting wood effect countertops. Inset stainless steel sink unit and mixer tap, plumbing for a washing machine and space for fridge/freezer. Free standing cooker with fitted extractor hood above and back door to rear garden. From the first floor landing are two bedrooms with the main double room being of substantial proportion. The bathroom is fitted with a modern white suite of; bath with overhead shower, washbasin and wc. Complete with tiled splashbacks, vinyl floor covering and frosted window.

Room Measurements
Vestibule
Lounge: 13'6" x 11'10" at extremes
Dining Room: 12'7" x 10'11"
Kitchen: 11'7" x 7'5"
Bedroom 1: 14'2" x 11'8"
Bedroom 2: 14'2" x 6'5"
Bathroom: 8'6" x 7'4"

Gardens
Enclosed rear yard with space for garden furniture to enjoy the summer months. Gated access to the back of the property. Paved, low maintenance front garden.

Additional Information
The property is serviced by a wall mounted combi boiler and has uPVC double glazed windows throughout.

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.

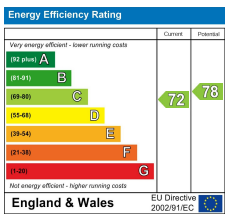


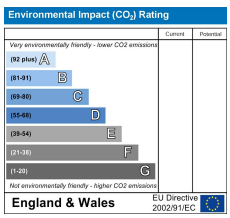












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