hyde
Estate & Letting Agents

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37 Merton Road, Prestwich
Manchester M25 1PN

Offers In The Region Of £220,000

Hyde Estates are delighted to present this two-bedroom mid-terraced property for sale, featuring low-maintenance gardens to both the front and rear. Offered with the benefit of a Freehold title and no onward chain, the property would benefit from some TLC but provides an excellent opportunity for those looking to establish roots in popular Prestwich.

Merton Road is conveniently positioned just off Heys Road, within easy walking distance of both Heaton Park and Prestwich Village. The village offers an excellent range of amenities, including independent bars, restaurants, shops and everyday conveniences, together with a selection of local schools and recreational facilities. The property is also well placed for public transport, with Heaton Park Metrolink station nearby providing access towards Manchester City Centre and Bury, alongside convenient access to the regional motorway network.







Accommodation
Briefly comprising; entrance hall with central staircase to first floor landing, front facing lounge with laminate flooring, dining room with understairs storage cupboard and dual aspect kitchen which is fitted with wall and base units, contrasting worktops with inset sink unit and tiled splashbacks. Integrated oven, four ring gas hob and extractor hob plus space for a freestanding fridge freezer and plumbing for a washing machine. UPVC door to rear yard. From the first floor landing are two bedrooms with the main double room being of substantial proportion. The bathroom is fitted with a white suite of; bath with overhead shower, washbasin and wc. Complete with tiled splashbacks, vinyl floor covering and frosted window.

Room Measurements
Lounge: 12'1" x 11'7" at extremes
Dining Room: 16'9" x 11'1" at extremes
Kitchen: 11' x 6'9"
Bedroom 1: 15'9" x 11'11" at extremes
Bedroom 2: 14'3" x 7'5" at extremes
Bathroom: 8'9" x 8'4" at extremes

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

Additional Information
The property is serviced by a wall mounted combi boiler and has uPVC double glazed windows throughout. We have on file an electrical safety (EICR) and gas safety which are available on request.

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.

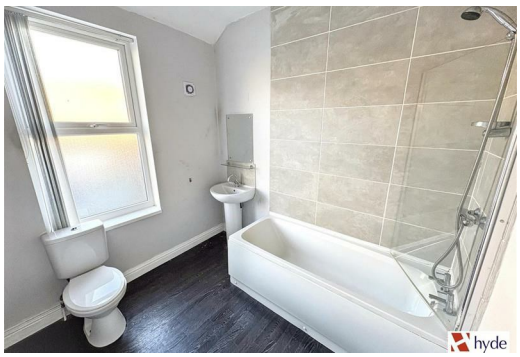
Viewings
All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583.

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.

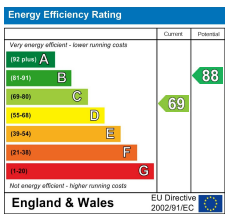


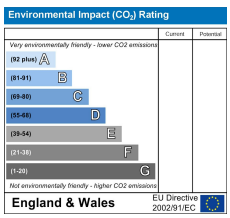












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