hyde
Estate & Letting Agents

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37 Melverley Road, Higher Blackley
Manchester M9 0PD

£1,095 Per Calendar Month

Hyde Estates are pleased to present this two bedroom, mid quasi-semi to let. Offered unfurnished and available now the property is well presented throughout and features a modern kitchen diner and bathroom. Benefits from a driveway providing off street parking for one vehicle and a low maintenance rear garden.

Melverley Road is situated within the popular residential area of Higher Blackley, approximately five miles north of Manchester City Centre. The location is well served by a range of local amenities, including shops, supermarkets, schools and healthcare facilities, with the nearby Heaton Park providing extensive recreational and leisure facilities. Excellent transport links are available, with regular bus services and Bowker Vale Metrolink providing access to Manchester City Centre and surrounding areas. The property is also conveniently positioned for North Manchester General Hospital, Middleton and the wider motorway network, making it an ideal location for commuters.







Accommodation
Briefly comprising; entrance hall with stairs leading to the first floor, spacious bay-fronted lounge and a modern kitchen diner fitted with a range of gloss-fronted wall and base units, contrasting worktops and tiled splashbacks. Further features include an inset sink unit with mixer tap, integrated electric oven, four-ring gas hob and extractor hood, together with space for a washing machine and fridge freezer. There is also a useful understairs pantry area, space for a small dining table and chairs, and a door providing access to the rear garden. From the first floor landing are two bedrooms, a front-facing double bedroom and a rear-facing single bedroom, both with carpeted flooring. The fully tiled bathroom is fitted with a white three-piece suite of WC, washbasin and bath with shower attachment and glass shower screen. Additional features include a frosted window and chrome heated towel rail.

Room Measurements
Lounge: 15` x 11`1" measured into bay
Kitchen diner: 14`2" x 7`6"
Bedroom 1: 14`5" x 11`8" at extremes
Bedroom 2: 9` x 8`
Bathroom: 5`10" x 5`8"

Gardens
Enclosed, low maintenance rear garden which is predominantly paved with fenced borders.

Parking
Driveway to the front of the property for one vehicle.

Additional Information
Benefits from uPVC double glazed windows and gas central heating.

Council Tax
Manchester City Council, Band A.

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.

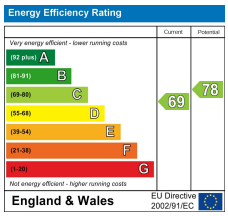


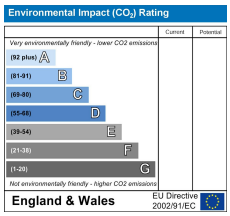












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