



**181 Bury Old Road, Prestwich
Manchester M25 1JF**

Offers In The Region Of £245,000

Hyde Estates are delighted to present this two bedroom, terraced house for sale. Overlooking Heaton Park and with charming character features this property is a must see for first time buyers looking to get their foot on the property ladder in Prestwich. Offering well-presented living accommodation throughout and a low maintenance rear garden perfect for outside dining in the summer months.

Situated on Bury Old Road, between Ostrich Lane and Park Street just a short walk from Heaton Park Metrolink station. Commuters can make use of the regular bus routes into Manchester City Centre or the local motorway network for travelling further afield. Local amenities include shops, excellent schools, Heaton Park itself and Prestwich Village which is home to an array of independent bars and restaurants.



Accommodation

Comprising; entrance hall with original front door unit and glazing, original floor boards and stairs to the first floor with handy understairs storage cupboard. The original floor boards continue into connecting reception rooms with the front facing dining room having shelved alcoves and ample space for a family sized dining suite. Opens to the cosy, rear facing lounge with garden aspect. Galley-style kitchen with a range of wall & base units, inset stainless steel sink unit and mixer tap, tiled splashbacks and door to the rear garden. Space for a freestanding cooker and hob along with separate undercounter fridge and freezer. From the first floor landing are two double bedrooms, the front of which has two windows overlooking Heaton Park and two built in wardrobes. A second double room is situated to the rear of the property and has space for freestanding bedroom furniture. The stylish bathroom is fitted with a recently installed, contemporary white suite of; wc, washbasin and bath with shower connection. Complete with showerscreen, tiled splashbacks, a heated chrome towel rail and frosted window.

Room Measurements

Lounge: 11'3" x 10'3"

Dining Room: 11'4" x 10'3"

Kitchen: 11'4" x 5'

Bedroom 1: 13'8" x 11'3" at extremes

Bedroom 2: 11'3" x 9'11"

Bathroom: 8'2" x 5'4"

Gardens

Private, low maintenance rear garden, ideal for outside dining. Brick built outbuilding with plumbing for a washing machine.

Additional Information

The property is serviced by a wall mounted combi boiler and is predominantly uPVC double glazed. Partially boarded loft, ideal for storage with access via a loft hatch and drop down ladder from the front bedroom. The current owners have redecorated several rooms over the last year and renovated the bathroom to a high standard.

Tenure

We understand from the Vendor that the property is Leasehold subject to a 999 year lease which commenced in March 1909 with an annual ground rent of approximately £12.

Council Tax

Bury Council, Band A.

Fixtures & Fittings

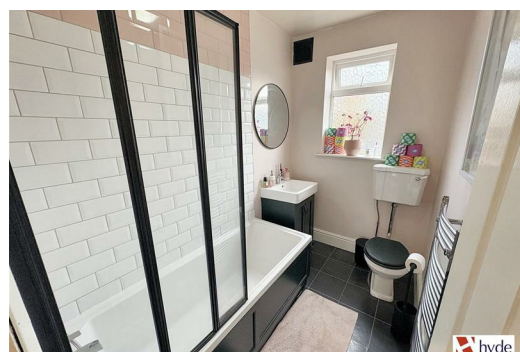
Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estates 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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(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		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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