



**73 Merton Road, Prestwich
Manchester M25 1PL**

£289,950

Hyde Estates are delighted to offer this three bedroom terraced house for sale. This well appointed property features accommodation stretching over three floors and has low maintenance gardens to the front and rear. Offered with no onward chain.

Located just off Heys Road in a popular residential area within walking distance of Heaton Park and its Metrolink station. With an abundance of public transport links this property is a must view for first time buyers and those wanting to be close to Prestwich Village and all its amenities including; shops, schools and many independent bars and restaurants



Accommodation

Briefly comprising; entrance hall with stairs to the first floor, spacious bay fronted lounge with understairs storage cupboard and diner kitchen fitted with a range of wall and base units, contrasting worktops and tiled splashbacks. Inset sink unit with mixer tap, integral eye level double oven, four ring gas hob and extractor and integrated fridge freezer. Space for a dining suite and door to the rear garden. From the first floor landing are two double bedrooms with the main front facing room featuring fitted bedroom furniture. The family bathroom is fitted with a three piece white suite of wc, washbasin and bath with overhead shower. To the second floor is the third bedroom with velux windows and ensuite. The modern ensuite includes bath with overhead shower, washbasin and wc.

Room Measurements

Entrance Hall

Living Room: 20'7" x 12'

Kitchen Diner: 14'4" x 10'9"

Bedroom 1: 14'7" x 12'8" at extremes.

Bedroom 2: 15'6" x 7'8"

Bathroom: 9'8" x 6'4"

Bedroom 3: 15'1" x 8'6" at extremes

Ensuite: 6'2" x 5'5"

Gardens

Enclosed rear yard which is fully paved and benefits from an outside tap, electric point and shed for storage. Paved front garden with shrubbery.

Additional Information

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

Tenure

We understand from the vendor that the property is FREEHOLD.

Council Tax

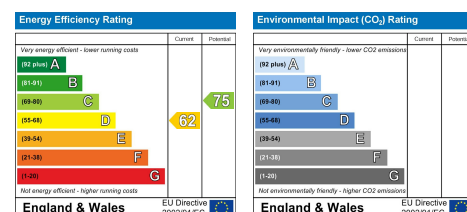
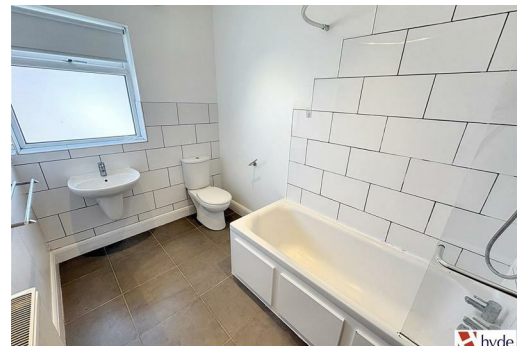
Bury Council, Band A.

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 Estates and Letting Agents 0161 773 4583.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB