



**16 Poppythorn Lane, Prestwich
Manchester M25 3BS**

£2,150 Per Calendar Month

Hyde Estates are delighted to offer this splendid detached family home to let. Situated on a substantial plot with beautifully appointed gardens to three sides, the property benefits from a double garage and driveway with space for ample vehicles. Spanning an impressive 1,808 sq/ft the property has been redecorated throughout and features four bedrooms, three adjoining reception areas, modern kitchen and three bathrooms. Offered unfurnished and available now.

Located on the leafy, ever popular Poppythorn Lane within a short stroll of Prestwich Village and its many amenities including; shops, Metrolink station, schools and independent restaurants and bars. An early viewing is highly recommended!



Accommodation

Briefly comprising, tiled entrance porch with access to the garage and hallway. The entrance hall features hardwood oak flooring, an understairs storage cupboard and access to both the living room and modern kitchen. The open plan living area consists of three adjoining rooms with the front boasting a feature fireplace. The rear facing reception room takes in views of the garden and opens to a rear hallway with access to a three piece shower room of wc, washbasin and shower room. Sliding patio doors open to the garden. The contemporary style kitchen is fitted with a modern range of matt finished wall and base units with contrasting worktops and tiles splashbacks. Integrated appliances include a freezer, dishwasher and eye level oven. Composite 1.5 sink unit with mixer tap and 5 ring gas hob with extractor hood above. Space for a freestanding fridge/freezer. From the first floor landing are four well proportioned bedrooms, of which the main double room includes an ensuite shower room with; wc, walk in shower and washbasin with store cupboard beneath. The family bathroom features a four piece suite of; wc, washbasin, corner bath and shower cubicle and is complete with tiles walls and frosted window.

Room Measurements

Hallway

Lounge - 16'7" x 13'2"

Dining Room - 13'5" x 13'1"

Sun Room - 9'10" x 9'1"

Kitchen - 12'10" x 11'

Rear Hall

Shower Room - 5'7" x 5'6"

Bedroom 1 - 13'11" x 13'1"

Ensuite - 8'3" x 3'9"

Bedroom 2 - 13'6" x 9'8"

Bedroom 3 - 10'2" x 8'8"

Bedroom 4 - 9'5" x 8'2"

Bathroom - 10'4" X 7'1"

Double Garage - 21'11" x 19'3"

Gardens

Gardens to three sides with a paved driveway to the front, side garden with bark chippings and a fabulous south facing rear garden with turfed lawn and raised patio area, ideal for outside dining. WOW!

Garage

Attached double garage with pitched roof, electric garage door and power. External door to rear garden. Excellent additional parking or storage space.

Additional Information

The property was redecorated throughout in July 2025 and benefits gas central heating with a wall mounted combi boiler and uPVC double glazed windows.

Council Tax

Bury Council, Band F.

Viewings

All viewings to be arranged via Hyde Estates and Letting Agents 0161 773 4583



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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