



**31 Bury Old Road, Manchester  
M45 6TA**

**£975 PCM**

Hyde Estates offer a rare opportunity to live in this beautifully refurbished 1700s built cottage. Situated close to both Prestwich and Whitefield, with only a short walk to the Metrolink and easy access to the motorway network.



### Accommodation

Briefly comprising; porch opening to front facing, carpeted lounge, the modern fitted kitchen provides ample space for a dining table and chairs and is fitted with a range of wall and base mounted cupboards with contrasting working surfaces, integral gas hob/oven/extractor with tiled splash backs, under counter space with plumbing for a washing machine and space for a free standing fridge freezer. There is a rear porch located off the kitchen allowing access to the garden. To the first floor are two bedrooms together with a modern three piece bathroom suite with over bath shower.

### Room Measurements

- Living Room: 14'3" x 14'6"
- Eat in kitchen: 13'11" x 13'7"
- Master bedroom: 14'10" x 14'5"
- Bedroom 2: 14'3" x 7'5"
- Bathroom: 8'5" x 5'11"

### Garden

Low maintenance garden to the rear.

### Additional Information

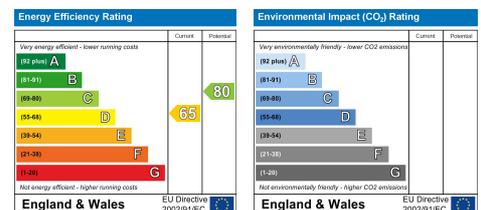
The property benefits from gas central heating and is fully uPVC double glazed.

### Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.

### Council Tax

Bury Council, Band A.



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