



10, Holyrood House, 434 Bury Old Road, Prestwich M25 1PQ



Bedrooms: 2 Bathrooms: 2 Reception Rooms: 0

Philip Ellis Estate and Lettings

Offers in excess of £239,950





**\*\* SUPERB SPACIOUS 2ND FLOOR APARTMENT\*\* \*\* LOOKING TO DOWNSIZE**  
\*\*\*

**\*\* Why not make this your dream property with Philip Ellis \*\***

**\*\*\* If its space you are looking for then this is the apartment for you \*\*\***

Philip Ellis estate agents are delighted to present this beautifully decorated two bedroom 2ND FLOOR apartment located in the popular development at Holyrood House, on Bury Old Road. With allocated parking.

A great size apartment with a large reception/dining room, fully fitted eat-in kitchen, and two good size double bedrooms one with an en-suite. Fitted wardrobes in both bedrooms. Large family bathroom. This property would suit any downsizer/first time buyer and located five minutes from Prestwich with its shopping, bars and restaurants, this property is ideally situated. Close to local schools, places of worship and with great transport links, to the city centre and the motorway network.

Fully double glazed, with gas central heating.

Management fees £100 pcm

Leasehold 999 years

\*Disclaimer

This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Philip Ellis Estate and Lettings or any staff member in any way as being functional or regulation compliant. Philip Ellis Estate And Lettings do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to



check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

- **Hallway**

**7.0m x 1.17m**

Bright hallway leading to all rooms. Carpeted. Alarm box

- **Lounge/dining Room**

**7.33m x 4.22m**

Lovely bright, large reception room with dual aspect windows. Room for lounge and dining room furniture. Carpeted.

- **Kitchen**

**2.36m x 4.00m**

Fully fitted kitchen with light colour base and wall units. Intergrated oven, hob, extractor fan, dishwasher, fridge/freezer and washer/dryer. Vinyl floor covering.

- **Master Bedroom**

**3.53m x 3.40m**

Good size main bedroom with a range of fitted wardrobes, drawers and bedside tables. Space for a double bed.

- **En-Suite**

**1.63m x 2.30m**



Free standing shower cubicle, WC & sink.

- **Bedroom 2**

**3.53m x 3.09m**

Second double bedroom. Carpeted

- **Bathroom**

**5.81m x 2.36m**

Large Tiled bathroom with Corner bath. shower cubicle, low level WC & sink. Carpeted.

- **Points to Note**

The property benefits from gas central heating. The boiler has been serviced recently.









# EPC

## Coming soon

For more information please see the Energy Performance Certificate



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ESTATE AND LETTINGS

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