

**SALES - CONVENYANCING**  
**LETTINGS - PROPERTY MANAGEMENT**  
**PROPERTY SOURCING - MAINTENANCE**  
**MORTGAGES**



## 5 Kings Close Prestwich, , M25 1QE

**Asking Price £125,000**

Murphy Waldron are delighted to offer FOR SALE this well presented TWO BEDROOM ground floor apartment in the Prestwich area.

Situated in a residential cul-de-sac, the property offers parking; spacious lounge; fitted kitchen; two double bedrooms and family bathroom. Located close to local amenities and transport links, walking distance to Heaton Park.

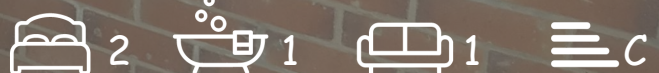
The property is offered on a VACANT possession with NO CHAIN and is leasehold. Service Charge is £50 pcm including ground rent. Lease is 250 years from 1st November 1996.

For further information or to arrange a viewing please email: sales@murphy-waldron.com or call: 0161 787 9195

### Viewing

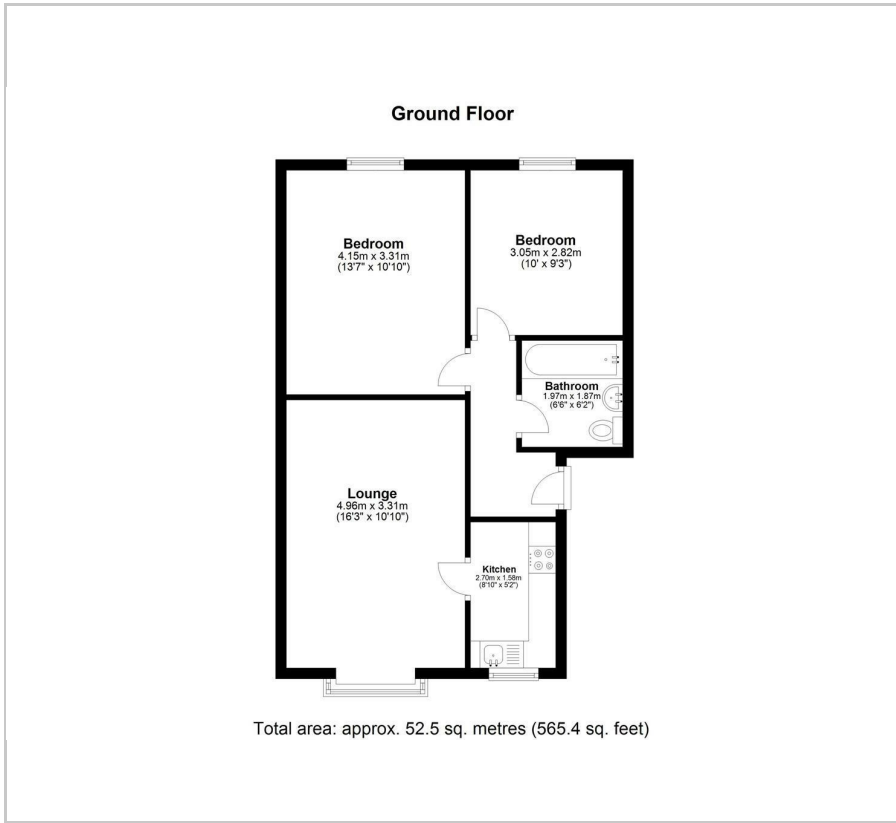
Please contact our Eccles Old Road Office on 0161 787 9195 if you wish to arrange a viewing appointment for this property or require further information.

- TWO BEDROOMS
- GROUND FLOOR
- PARKING
- PRESTWICH AREA





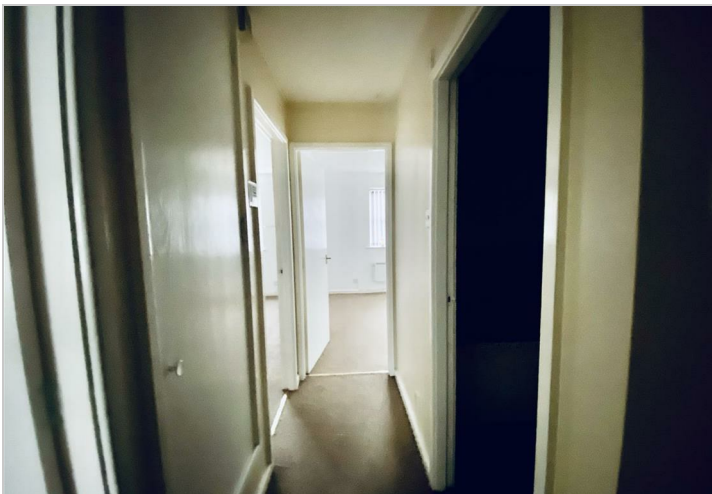
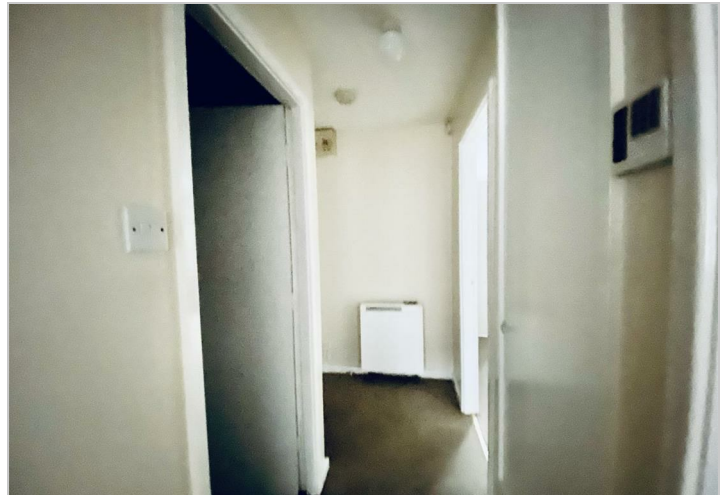
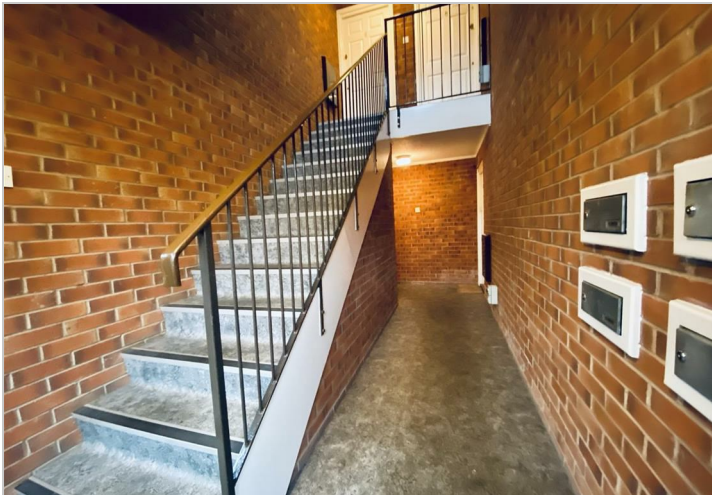
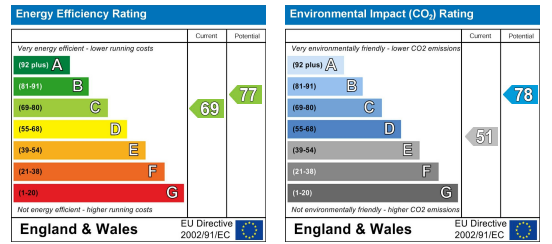
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Murphy Waldron Estates Ltd, 197 Eccles Old Road, Salford. M6 8HA Tel: 0161 787 9195 Web: [www.murphy-waldron.com](http://www.murphy-waldron.com)**

Murphy Waldron is a trading name of Murphy Waldron Estates Limited & MMW Homes Ltd, registered numbers: 10558754 & 10944199  
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