



**25 Milton Road, Prestwich
Manchester M25 1PT**

Offers Over £290,000

Hyde Estates are delighted to offer this period three bedroom, semi-detached property with private rear garden for sale. Boasting period features throughout and generously proportioned rooms the property also benefits from a Freehold title!

Milton Road is located just off Bury Old Road on the doorstep of Heaton Park and just a short walk from Prestwich Village. Home to an abundance of independent bars and restaurants Prestwich also hosts a number of shops, schools and supermarkets. Easy access to the local motorway network and excellent public transport links to both Manchester City Centre and Bury Town Centre for commuters via the local Metrolink Station at Heaton Park.



Accommodation

Ground Floor:

Comprising; entrance porch, hallway with stairs to the first floor, bay fronted lounge with feature fireplace fully opening to the dining room with ample space for dining suite and serving hatch to the kitchen. The separate kitchen is fitted with a range of wall and base units, contrasting worksurfaces and tiled splashbacks. Inset 1.5 sink unit, freestanding gas cooker and hob with extractor hood above and space for fridge freezer. Understairs store cupboard and door to rear garden.

First Floor:

From the landing is access to three well-proportioned bedrooms, with the two double rooms both featuring original fireplaces. The front facing third bedroom is a single room. Fitted with a white suite of wc, corner shower unit with electric shower and washbasin the shower room is complete with tiled splashbacks, frosted window and an extractor fan.

Room Measurements

Connecting reception rooms -

Lounge: 13'8" x 11'6" measured into bay.

Dining Room: 13'5" x 11'6"

Kitchen: 12'9" x 6'5"

Bedroom 1: 12'9" x 11'6"

Bedroom 2: 11'6" x 11'5"

Bedroom 3: 8'8" x 6'6"

Bathroom: 7'8" x 6'5"

Garden

Private rear garden with fenced borders, featuring a lawn and shrubbery beds.

Additional Information

The property is fitted with a gas combi boiler and has uPVC double glazed windows throughout. A new security alarm was fitted in December 2024. The loft is fully boarded and ideal for storage, accessed via a drop down ladder located in the main bedroom.

Tenure

We understand from the vendor that the property is FREEHOLD.

Council Tax

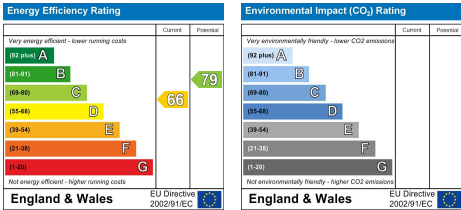
Bury Council, Band B.

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