



**1 Westholme Road, Prestwich  
Manchester M25 2RE**

**£1,350 PCM**

Hyde Estates are pleased to present this three bedroom semi detached house to let. The property is well presented throughout and features a huge 100ft long garden plus off street parking. Offered unfurnished and available now

Located on a popular cul-de-sac off Heywood Road just a short walk from Heaton Park, this ideal family home is close to shops, Heaton Park Metrolink Station and many great schools. Commuters have easy access to the M60 motorway.





Accommodation

Comprising; porch, entrance hall, carpeted lounge with bay window, spacious dining kitchen with ample space for a dining table, featuring an integral gas hob, oven, overhead extraction and plumbing for a washing machine. The first floor provides two double bedrooms and afurther single room with a fitted bathroom suite together with a separate WC.

Room Measurements

- Living room: 15`2" x 11`8"
- Dining kitchen: 18`1"x 11`6"
- Bedroom 1: 13`2" x 10`8"
- Bedroom 2: 10`8" x 9`7"
- Bedroom 3: 7`9" x 6`7"
- Bathroom: 6`5" x 5`4"

Gardens

Features a front garden with hedged border and driveway which continues to the rear of the property opening to an enormous rear garden which is approximately 100ft long!

Parking

Driveway located at the front of the property provides off street parking for one vehicle.

Additional Information

The property is fitted with gas central heating and features uPVC double glazed windows throughout.

Council Tax

Bury Council, Band B.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
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1 St. Margarets Road, Prestwich, Manchester, M25 2QB