



**21 Holyrood Grove, Prestwich
Manchester M25 1PG**

Offers Over £299,950

Hyde Estates are pleased to present this three bedroom semi detached property for sale. Occupying a generous corner plot on a popular cul de sac just off Bury Old Road this family home does require a full renovation but has lots of potential and space for further development. Offered with no onward chain.

Ideally situated in a sought after location close to Heaton Park and Prestwich Village with its abundance of shops and independent restaurants/bars. Families will appreciate the nearby schools, and proximity to green spaces and parks, whilst commuters benefit from excellent public transport links with many bus routes into Manchester City Centre. Heaton Park Metrolink station is also just a short walk away! For those travelling further afield the M60/M62/M66 motorway networks are all on the Prestwich/Whitefield border at junction 17 of the M60.



Accommodation

Briefly comprising; entrance hall with stairs to first floor and understairs storage, bay fronted reception room and rear facing lounge with french doors to the garden. The kitchen features a collection of wall and base units and has triple aspect windows with a side door opening to the raised patio. From the first floor landing are two double bedrooms, both with fitted furniture and a single bedroom which currently has built in office furniture. The family bathroom includes a three piece suite of wc, washbasin and bath with mains operated shower.

Room Measurements

Entrance Hall

Dining Room: 13' x 11'8"

Lounge: 15' x 11'9"

Kitchen: 18'4" x 6'10"

Bedroom 1: 13'1" x 11'8"

Bedroom 2: 10'11" x 10'10"

Bedroom 3: 9'1" x 5'8"

Gardens

Spacious corner plot with gardens to three sides. To the front of the property is a loose stone garden and driveway with gated access to the side of the house. The large southfacing garden features an elevated patio which wraps around to the back of the property and space for future development.

Parking

Driveway provides off street parking for at least one vehicle.

Additional Information

The property is serviced by a wall mounted combi boiler and has uPVC double glazed windows throughout.

Tenure

We understand from the vendor that the property is Freehold.

Council Tax

Bury Council, Band D.

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.

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(13-30) G			(13-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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