



**27 Crescent Grove, Prestwich
Manchester M25 9WR**

£950 Per Month

Hyde Estates are pleased to offer this part furnished/unfurnished first floor apartment, offering well-presented living accommodation and two double bedrooms. Benefits from communal gardens and parking.



Accommodation

Briefly comprising; communal entrance with stairs to the first floor. The entrance hall provides access to an open plan living room which features a settee, dining table and chairs with wall mounted television. The kitchen provides a range of wall and base units with contrasting worktops and tiled splash backs. Inset stainless steel sink unit with mixer tap, integral electric oven, glass hob, extractor hood, free standing fridge freezer and integral washing machine. The carpeted master bedroom benefits a double bed with bedside cabinets and a free standing wardrobe, whilst the second carpeted bedroom offers two single beds. A modern three piece bathroom suite has fully tiled walls with bath and electric over bath shower, glass shower screen, WC, washbasin with under unit storage and vanity mirror. The property is heated by wall mounted electric heaters and all windows are uPVC double glazed.

Ideally located on a cul de sac off Hilton Crescent off Bury New Road A56, within walking distance to Prestwich Village. Easy access to the M60 motorway junction 17, public transport links and houses of worship.

Room Measurements

Open plan living room: 16'7" x 11'9"

Bedroom 1: 11'6" x 8'8"

Bedroom 2: 9'9" x 6'10"

Bathroom: 8'7" x 4'7"

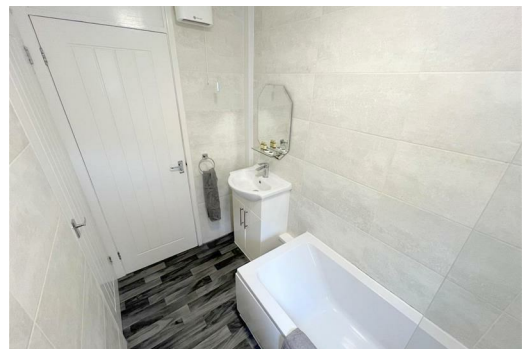
Council Tax

Bury Council, Band A.

EPC - D

Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
(1-30) Not energy efficient - higher running costs			(1-30) Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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