



**2 Crescent Grove, Manchester  
M25 9WR**

**£850 Per Calendar Month**

Hyde Estates are pleased to offer this first floor, two bedroom apartment to let. Offering well-presented living accommodation throughout and set amongst communal gardens with residents parking. The property is available now and offered on either an unfurnished or partially furnished basis depending on a prospective tenants requirements.

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



Accommodation

Briefly comprising; communal entrance with stairs to the first floor. The entrance hall provides access to the open plan living accommodation which features a lounge area and kitchen with space for dining table and chairs. The kitchen is fitted with a range of grey, gloss fronted wall and base units with contrasting worktops and tiled splash backs. Inset stainless steel sink unit with mixer tap, two integral electric ovens snf four ring gas hob. Space for a freestanding fridge freezer and plumbing for a washing machine. The main bedroom is a well proportioned double room whilst the second room is a comfortable single room with built in cupboard. The contemporary bathroom is fully tiled and features a modern three piece suite of; wc, washbasin and bath with overhead mains operated shower and shower screen. Heated chrome towel rail and frosted window.

Room Measurements

Open plan living area: 15'9" x 11'10"  
Bedroom 1: 11'7" x 8'8"  
Bedroom 2: 9'11" x 7'11"  
Bathroom: 8'7" x 4'8"

Gardens

Communal gardens with residents parking.

Additional Information

The property is heated by wall mounted electric heaters and all windows are uPVC double glazed.

Council Tax

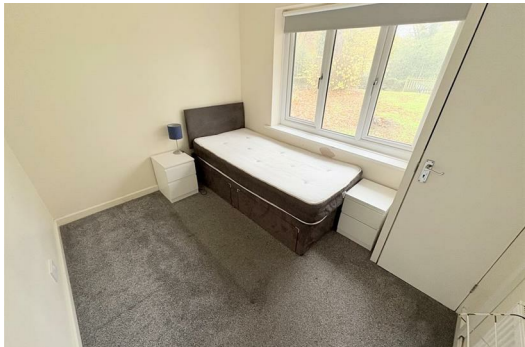
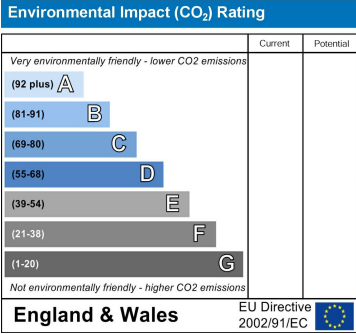
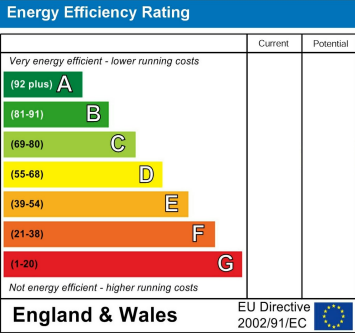
Bury Council, Band A.

Viewings

To be arranged via Hyde Estate & 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.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB

