



**175 The Atrium, Whitefield  
Manchester M45 7AL**

**£995 PCM**

Hyde Estates present this two bedroom, third floor apartment with allocated parking, serviced by a lift to all floors. The property is well presented throughout and features spacious living accommodation and a balcony. Just a short walk from Besses o'th Barn Metrolink, Prestwich village and easy access to M60 junction 17. Offered part furnished and available now.



## Accommodation

The apartment is serviced by a lift and accessed via an entrance hall that leads to the open plan living room with sliding doors to a balcony. The kitchen provides a range of wall and base mounted cupboards with integrated appliances to include; hob, oven, fridge, freezer, and washer dryer. The main bedroom features fitted wardrobes and an en-suite shower room. The second bedroom is also a double room. The three piece bathroom suite includes; wc, washbasin and bath with tiled splashbacks.

## Room Measurements

Living room: 15`7" x 11`1"

Kitchen: 11'2" x 9'4"

Bedroom 1: 13'5" x 9'11"

En-suite: 6` x 5`5"

Bedroom 2: 14'2" x 8'10"

Bathroom: 8'3" x 6'5"

## Parking

## Additional Information

Electric heaters and uPVC double glazed windows and laminate flooring.

## Council Tax

Bury Council, Band B.

## 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.

The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly

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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 CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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