



**305 Bury Old Road, Prestwich
Manchester M25 1JA**

£280,000

**** INVESTMENT OPPORTUNITY ****

Hyde Estates are pleased to present this investment opportunity on Bury Old Road for sale. Briefly comprising; communal entrance, one bedroom ground floor flat and two bedroom duplex flat occupying both the first and second floor. Sold with tenants insitu, with both flats achieving a combined annual rental of £21,240. Outside space to the front and rear plus a cellar.

Ideally located on the doorstep of Heaton Park, within a short walk of Heaton Park Metrolink station. Close to Prestwich village and its many amenities including; shops, schools and independent bars and restaurants.



Ground Floor Apartment

Comprising; generous living room with bay window, kitchen diner, large double bedroom and fully tiled three-piece bathroom suite. Access to rear yard.

- Living room: 15`1" x 11`5"
- Kitchen: 16` x 11"
- Bedroom: 13`4 x 11`6"
- Bathroom: 6`4" x 5`8

First Floor Duplex Apartment

Comprising; ground floor entrance hall with stairs to the first floor landing. The first floor features a large living room with bay window, spacious dining kitchen with space for a dining table and chairs. Master bedroom, together with a fully tiled three piece bathroom suite with over bath shower. To the second floor is a generous double bedroom that also benefits from views over Heaton Park.

- Living room: 17`5" x 15`4"
- Dining kitchen: 13`6" x 9`2"
- Bedroom 1: 13`1" x 12`8"
- Bedroom 2: 13`3" x 11`6"
- Bathroom: 6`5" x 6`2"

Gardens

Yards to the front and rear.

Additional Information

Seperate services for each flat. Both containing a gas combi boiler with uPVC glazing throughout.

Tenure

We understand from the Vendor that the property is FREEHOLD.

Viewings

All viewings to be arranged via Hyde Estate 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			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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