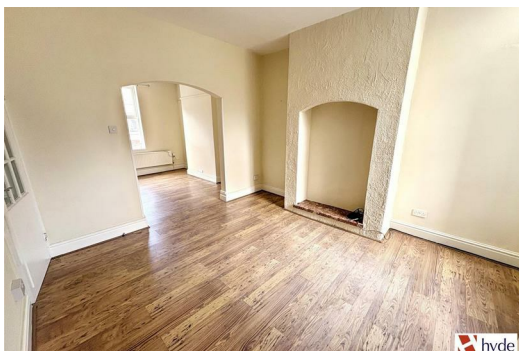




**5 Grosvenor Street, Prestwich  
Manchester M25 1GL**

**£1,295 PCM**

Hyde Estates are pleased to present this charming two bedroom mid terrace to let. Featuring well presented accommodation throughout and a fabulous south facing rear garden the property is available now and offered unfurnished. Located close to Heaton Park and Prestwich village and their many amenities with excellent public transport links via the local Metrolink station. Commuters also benefit from easy access to the local motorway network.



Accommodation

Briefly comprising, entrance hall, lounge fully opeing to dining room with laminate flooring, fitted kitchen with wall and base units, contrasting worktops and tiled splashbacks. Integral electric oven with four ring gas hob and extractor. Access to cellar which provides useful additional storage. From the first floor landing are two double bedrooms and a modern bathroom with three piece suite of; wc, washbasin and bath with overhead electric shower. Panelled splashbacks, frosted window and vinyl floor covering.

Room Measurements

- Lounge: 11'6" x 11'9"
- Dining Room: 12'5" x 13'8"
- Kitchen: 7'9" x 8' 7"
- Bedroom 1: 14' 11" x 11' 11"
- Bedroom 2: 10' 4" x 11' 10"
- Bathroom: 7' 9" x 8' 7"
- Cellar: 11'9" x 12'2"

Garden

Gated front garden with rear garden comprising; paved patio and lawn with shrubbery borders.

Additional Information

Property benefits gas central heating and uPVC double glazed windows. The property is offered unfurnished.

Council Tax

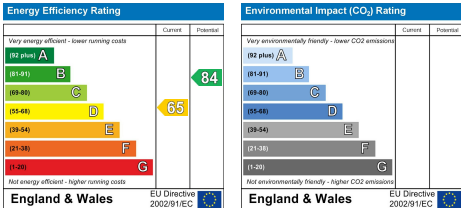
Bury Council, Band A.

Viewings

All 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

