



**132 Heys Road, Prestwich
Bury M25 1PB**

£550,000

Hyde Estates are pleased to present this extended five-bedroom, semi-detached family home for sale. Occupying a prominent corner plot and offered with a Freehold title the property originally built circa 1930, benefits from a gated driveway and low-maintenance gardens to three sides. It has recently undergone extensive renovation works, completed in August 2025, including the installation of a brand-new roof.

Conveniently situated on the corner of Heys Road and Heywood Road, the property is within a short stroll of both Heaton Park and Prestwich Village. Residents can enjoy a wide range of local amenities, including shops, cafés, independent bars, restaurants, highly regarded schools, and places of worship. The location is also ideal for commuters, with excellent public transport connections to Bury and Manchester City Centre via the local Metrolink stations. In addition, Junction 17 of the M60 motorway is just a short drive away, providing convenient access to the wider motorway network.



Accommodation

Briefly comprising; entrance porch with access to both a seperate lounge and hallway with stairs to first floor, leading to a bay fronted living area with feature fireplace opening to a dining room with ample space for a family dining suite and French doors to the rear garden. The central kitchen includes a gloss fronted range of wall and base units with contrasting work tops and tiled splashbacks. Inset composite sink unit with mixer tap, plumbing for a washing machine and space for a freestanding industrial style cooker with five ring gas burner and extractor hood. Space for freestanding 'American Style' fridge freezer plus understairs pantry cupboard. Glazed door to garden and hallway to ground floor wet room which is fully tiled and features a white suite of wc and washbasin, complete with electric shower, frosted window and heated chrome towel rail. From the first floor landing are five bedrooms, four of which are double rooms with the majority including fitted furniture. The main bedroom benefits from an ensuite shower room which is fully tiled and includes a modern white suite of wc, washbasin and corner shower unit with electric shower. The family shower room also includes a three piece white suite and is fully tiled with a frosted window.

Room Measurements

- Lounge: 17'9" x 9'8"
- Living Area: 19'4" x 10'11" into bay
- Dining Room: 9'1" x 8'8"
- Kitchen: 19'10" x 6'8"
- Shower Room: 7'10" x 5'5" at extremes
- Bedroom 1: 13'5" x 8'8" at extremes
- Ensuite: 8'7" x 8'3" at extremes
- Bedroom 2: 11'11" x 10' into bay
- Bedroom 3: 10' x 9'6"
- Bedroom 4: 11' x 7'11"
- Bedroom 5: 9'8" x 7'5" at extremes
- Shower Room: 7'7" x 6'

Gardens & Parking

Low maintenance gardens to three sides of the property featuring astroturfed lawns and block paved driveway with sliding gate. To ensure privacy the front of the plot is bordered by a brick wall topped with galvanised metal omega fence.

Additional Information

Comprehensive works completed in August 2025 including full new roof and large extension with piled foundations (certificate available). Benefits from uPVC double glazed windows throughout and gas central heating from a wall mounted combi boiler. Additionally, chandeliers and other light fittings will remain in the property with solar wall mounted lights and CCTV camera included.

Tenure

We understand from the Vendors that the property is FREEHOLD.

Council Tax

Bury Council, Band B.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. Please note Hyde Estate & Letting Agents have not tested any appliances or electrical items but we understand from the vendor that electric and gas certificates are available.

Viewings

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	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		81	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		63	(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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