



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

£995 PCM

Hyde Estates present this generous two double bedroom duplex apartment to let. Offering spacious, well presented living accommodation throughout. Situated in a popular position overlooking Heaton Park, just a short walk from Heaton Park Metrolink Station and shops. . Offered unfurnished.



Accommodation

The accommodation is arranged over the first and second floor of this converted house. Comprises; ground floor entrance hall with carpeted stairs to the first floor landing. The first floor features a large living room with bay window providing ample space for both lounge and dining furniture, 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 further generous double bedroom that also benefits from views over Heaton Park.

Room Measurements

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"

Additional information

Benefits gas central heating from a wall mounted combi boiler and uPVC double glazing.

Council Tax

Bury Council, Band A.

Viewings

To be arranged via Hyde Estates & Lettings 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		
	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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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