



## 278 Talbot Road, Hyde, SK14 4EQ

**£190,000**

Are you looking for a great sized family home with the potential to really put your own stamp onto?

Welcome to this inviting three-bedroom semi-detached property located in the popular area of Newton, Hyde. This home offers spacious living accommodation set over two floors and boasts block-paved off-road parking to the front and a good sized garden to the rear, perfect for family activities and outdoor relaxation. Although the property does require a degree of modernisation, it holds great potential to be transformed into a beautiful family home.

As you step in through the front door you are welcomed into the entrance hallway, leading to a lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. The property also benefits from a full sized cellar, accessed via a trap door under the stairs and with two cellar rooms, giving the potential to further extend the living space subject to regulations.

The locality means you can take advantage of amenities including a Cooperative Store, a post office, plus the Rising Moon public house just a short walk away. Transport links offer ease of access to neighbouring towns such as Stalybridge and Dukinfield via road networks with the option of regular public transport via bus and train. There is

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## Hallway

Stairs leading to the first floor. Door leading to the lounge. Under stairs storage cupboard with trap door leading to the cellar.

## Under Stairs Storage

Trapdoor in floor leading to cellar.

## Lounge

12'10" x 12'10" (3.91m x 3.91m)  
uPvc windows to front elevation. Radiator. Feature fireplace with living flame effect electric fire. Double doors leading to the dining room.

## Dining Room

17'8" x 12'10" (5.39m x 3.91m)  
uPVC double glazed window to rear elevation. Door leading to rear garden. Fireplace. Radiator. Door to:

## Kitchen

10'7" x 9'2" (3.23m x 2.79m)  
Fitted with a matching range of base and eye level units with worktop space over. Stainless steel sink with single drainer and mixer tap. Plumbing for automatic washing machine. Space for fridge/freezer. Window to rear elevation. Door leading to rear garden.

## Landing

Window to rear elevation. Door leading to:

## Bedroom 1

12'8" x 12'10" (3.86m x 3.92m)  
Window to front elevation. Radiator.

## Bedroom 2

6'4" x 13'2" (1.93m x 4.01m)  
Window to side elevation. Radiator.

## Bedroom 3

9'2" x 6'1" (2.79m x 1.85m)  
Window to front elevation. Radiator.

## Bathroom

Window to rear elevation. Fitted with white three piece suite comprising panelled bath with glass shower screen and mains fed shower over, hand wash basin, and wc. Storage cupboard. Radiator.

## Externally

Block paved driveway to the front offering off road parking. Spacious garden to the rear mainly laid with patio, with decked area plus planted trees and borders. Side gate with right of way access to exit the property.

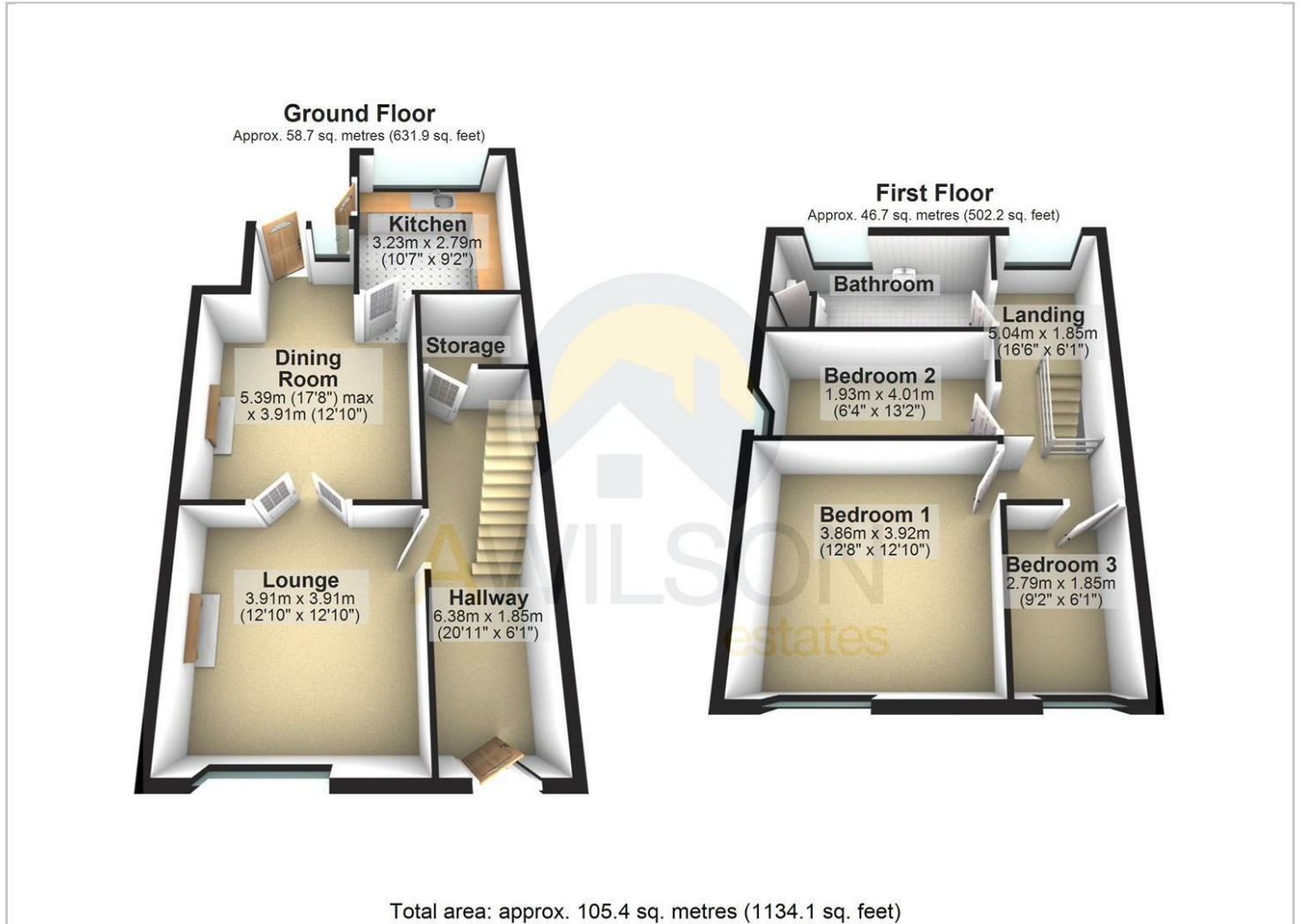
## Cellar

Accessed via a trap door located in the storage cupboard under the stairs. Two large cellar rooms.

## Additional Information:

Tenure: Freehold  
Council Tax Band: B  
EPC Rating: C





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	86	England & Wales		EU Directive 2002/91/EC	74

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