



10 Boston Street, Hyde, SK14 2RT

Offers Over £150,000

A Wilson Estates are pleased to offer for sale this two bedroom garden fronted terraced property located in Hyde. This has been a much loved family home and is now ready for the next set of owners. Whether you are a first time buyer or an investor, this home is sure to appeal to you!

In brief the property comprises of an lounge, and kitchen to the ground floor, whilst to the first floor there are two bedrooms and a white three piece family bathroom. Externally the home is garden fronted, and benefits from a private enclosed rear yard.

Boston Street is well placed for amenities, just a short stroll from Morrisons supermarket, with the town centre of Hyde also within walking distance with it's abundance of shops and cafes.

Those looking for leisure facilities will be able to take advantage of Active Hyde being close by, with the leisure pool and gymnasium there. énergie Fitness Ricky Hatton and Hatton Boxing are also easily accessible.

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Lounge

12'5" x 12'9" (3.78m x 3.88m)
uPVC double glazed window to front elevation, wood laminate flooring, radiator. ceiling light with matching decorative wall lights. Door to:

Kitchen

7'10" x 12'8" (2.39m x 3.86m)
uPVC double glazed window to rear elevation. Fitted with a matching range of base and eye level units with coordinating worktops over. Tiled splashbacks, Plumbed for automatic washing machine. Space for tumble dryer. Space for fridge freezer. Built in electric oven with four ring gas hob and extractor hood over. Folding door leading to under stairs storage cupboard. Tiled flooring. Door leading out to rear yard.

Landing

Ceiling light. Loft access hatch (partly boarded with ladder). Door to:

Master Bedroom

9'3" x 12'9" (2.82m x 3.88m)
uPVC double glazed window to front elevation. Radiator. Ceiling light.

Bedroom 2

7'8" x 8'3" (2.34m x 2.51m)
uPVC double glazed window to rear elevation. Radiator. Ceiling light.

Bathroom

10'10" x 4'1" (3.30m x 1.24m)
uPVC double glazed window to rear elevation. Fitted with white three piece suite comprising of

bath with shower over, wc and hand wash basin. Ceiling light. Radiator.

Externally

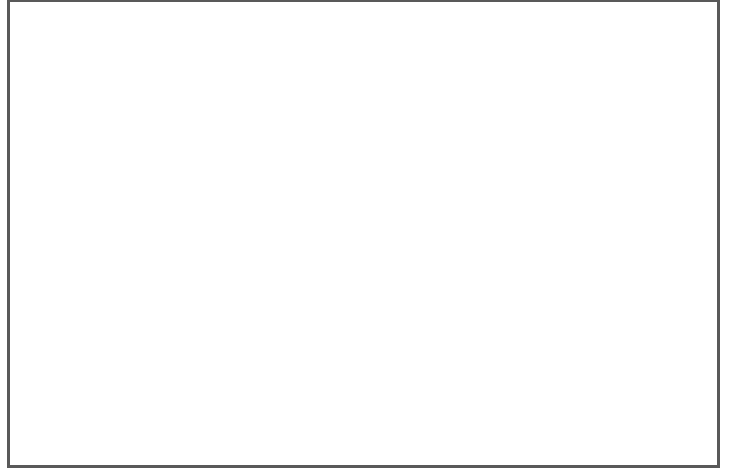
The property benefits from a walled garden to front, whilst to the rear there is a private enclosed rear yard. There is also an outside water tap.

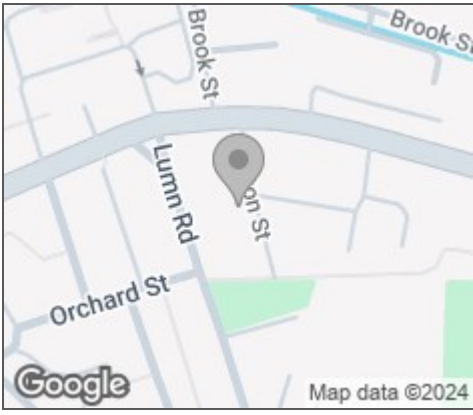
Additional Information:

Tenure: Leasehold 999 years from new - £20 per annum ground rent.

EPC Rating: C

Council Tax Band: A





Ground Floor

Approx. 27.7 sq. metres (298.5 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.4 sq. feet)



Total area: approx. 55.4 sq. metres (595.9 sq. feet)

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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 92 |
| (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 | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com