



## 54 Gregory Street, Hyde, SK14 4NJ

**£269,500**

This modern three bedroom property is located on the popular 'Cotton Mill's' development in Hyde. Built in 2014, this home is located within a cul-de-sac, and with a woodland back drop to the rear this is the perfect home for growing families.

The property itself comprises of an entrance hallway, downstairs w.c, lounge and dining kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom, whilst to the second floor there is a master bedroom complete with dressing area and en-suite bathroom. Externally the home benefits from driveway parking for two vehicles plus gardens to the front and rear.

There are a whole host of nearby amenities from supermarkets, to more local shops.

Those with children of a school age have the option of several local schools including St Marys Primary School, St Johns Primary School, Broadbent Fold Primary School, and Rayner Stephens, Astley High, and All Saints

Transport links are plentiful via nearby railway station with the options of Flowery Field, Hyde North or Newton for Hyde Station all under a mile away from your front door. There are also well established road networks and motorway links via M60, M67.

Viewings are strictly by appointment by telephone A Wilson Estates.

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## Entrance Hall

Composite front door leading to spacious hallway. Wood laminate flooring, lighting and radiator. Door leading to:

## Kitchen/Dining

Kitchen/Dining room with uPVC double glazed window to front elevation. Modern fitted cream wall and base units with coordinating worktops over. Integrated electric fan assisted oven with four ring gas hob and extractor hood over. Integrated fridge and freezer, washing machine and dishwasher. One and a half bowl ceramic sink unit with mixer tap, part tiled walls. Ceiling light. Radiator. Door to:

## Lounge

Lounge with uPVC double glazed windows and French doors to rear elevation. Laminate flooring. Ceiling light. Radiator.

## WC

Downstairs WC with low level WC, hand wash basin, extractor and radiator.

## Stairs and Landings

To the first floor there is carpeted stairs leading to a spacious landing and on to bedrooms and bathroom. Stairs leading to second floor. uPVC double glazed window to front elevation. Ceiling light and radiator.

## Bedroom One

uPVC double glazed Velux windows to rear elevation, carpet, lighting and radiator. Built in storage cupboard providing extra storage.

## Bedroom Two

uPVC double glazed window to rear elevation, blinds, carpet, lighting and radiator.

## Bathroom

Bathroom comprising of three piece white modern suite with low level WC, hand wash basin and panelled bath with combi shower over. Part tiled with vinyl flooring.

## Bedroom Three

Bedroom Three with uPVC double glazed Velux windows to rear elevation, blinds, carpet, lighting and radiator. Built in storage cupboard providing for extra storage.

## En-Suite

En-Suite Shower Room with uPVC double glazed patterned window to front elevation, low level WC, hand wash basin and shower cubicle with mains fed shower. Vinyl flooring, extractor and radiator.

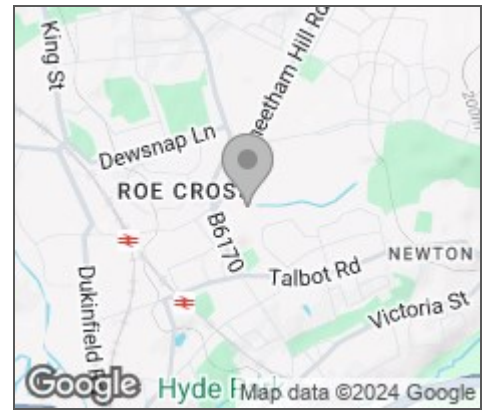
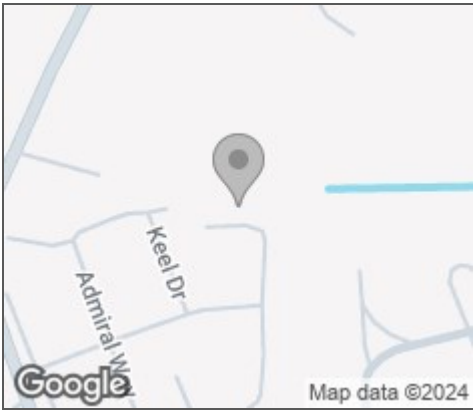
## Externally

To the front of the property is a garden with private driveway parking for 2-3 cars. To the rear is a laid to lawn with a large decking area.

## Additional Information

Tenure: Leasehold £295 per year ground rent  
Council Tax Band : C  
EPC Rating : C - 79 - 89





### Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



### First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



### Second Floor

Approx. 29.1 sq. metres (313.5 sq. feet)



Total area: approx. 104.4 sq. metres (1123.6 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
(92 plus) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-58) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	89

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(92 plus) A	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-58) F			
(1-20) G	Not environmentally friendly - higher CO <sub>2</sub> 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.

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