



44 Hazel Street, Manchester, M34 5WA

£140,000

Are you looking for a first home or a buy to let investment opportunity?

Hazel Street offers the opportunity to step onto the property ladder with the mid terrace property offering two bedrooms, dining kitchen plus yard to the rear. The property is located on a quiet residential street close to the Audenshaw High School.

The locality offers plentiful amenities from local convenience stores, eateries in addition to Crown Point North which is a stroll away offering further retail and leisure facilities.

There is also well established road/ bus links in addition to Guide Bridge Railway Station which offers direct links into Manchester and beyond.

Those with children of a school age have the option of several local primary schools including Poplar Street, Audenshaw and Russell Scott Primary Schools as well as several local.

44 Hazel Street

Audenshaw, Manchester, M34 5WA

£140,000



Entrance Vestibule

Door into the lounge.

Lounge

12'10 x 11'11 (3.91m x 3.63m)

Window to the front elevation, feature fireplace, door into the dining kitchen,

Dining Kitchen

12'9 x 12'5 (3.89m x 3.78m)

French doors leading out to the garden, fitted with a range of floor and wall mounted units with coordinating work surfaces over. Stainless steel sink unit with mixer tap, electric oven, hob and extractor fan above. Stairs rising to the first floor with useful under stairs storage space. Tiled floor and part tiled walls.

Stairs & Landing

Doors to bedrooms and bathroom.

Bedroom One

12'11 x 11'10 (3.94m x 3.61m)

Window to the front elevation with a pleasant outlook over the adjacent fields.

Bedroom Two

12'8 x 8 (3.86m x 2.44m)

Window to the rear elevation and built in wardrobe.

Family Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath with shower over, low level w.c and hand wash basin.

Externally

Enclosed rear yard.

Additional Information

Tenure: Freehold

EPC Rating: C - 69 - 84

Council Tax Band: A





Ground Floor



First Floor



Total area: approx. 64.1 sq. metres (689.7 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 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**