



60 The Links, Hyde, SK14 4GR

£140,000

A Wilson Estates are delighted to bring to the market this purpose built ground floor apartment located on the ever popular Links estate in Hyde. Sure to appeal to first time buyers, investors and downsizers alike this apartment offers good sized living accommodation in an optimal location.

Once inside you will find an entrance hallway, spacious open plan lounge and kitchen. There are two bedrooms, the master with en suite plus a family bathroom.

Outside are well tended communal gardens and an allocated parking space.

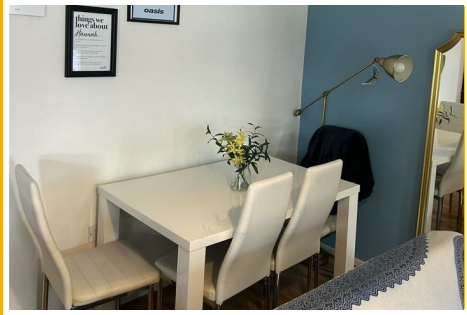
The locality is ever popular due to it's excellent transport links - M67 and M60 motorway links are a short drive away, plus there are three railway stations within a mile of the home, all offering regular rail services to Manchester City Centre and beyond - ideal for commuters.

Local amenities also include a Coop store and the popular Rising Moon Pub just a short stroll away!

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Communal Entrance

Secure Key fob entry.

Hallway

Doors to bedrooms, ceiling light & wall mounted heater.

Bedroom Two

Two windows to the front elevation, ceiling light & wall heater.

Family Bathroom

Window to the side elevation, white suite comprising of a panel bath, low level W.C and hand wash basin. Ceiling light & heated towel rail.

Master Bedroom

Two windows to the front elevation. Wood effect laminate flooring, double built in cupboard, ceiling light & wall mounted heater.

En Suite Shower Room

Suite comprising of an enclosed shower, low level W.C and hand wash basin.

Open Plan Living/ Dining/ Kitchen

There are three windows to the front elevation all of which make this a bright pleasant space.

The kitchen is fitted with a range of floor and wall mounted units with coordinating work surfaces over. Integrated dishwasher and washing machine, electric oven and hob with extractor fan above. One and a half bowl stainless steel sink unit with mixer tap. Space for a fridge freezer.

Ceiling lights & wall heaters.

Externally

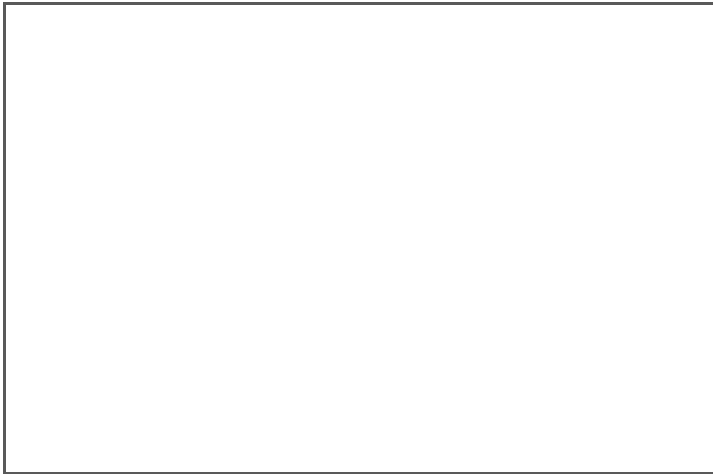
Well tended communal gardens plus an allocated parking space

Additional Information

Tenure: Leasehold - £207 per month service charge - £120 per year ground rent - End date of the lease is 2129 leaving 104 years remaining.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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