

## **6 Shirley Avenue, Hyde, SK14 4JZ**

**£250,000**

This beautiful bungalow has been renovated to the highest standard and is now ready for a new owner! Everything is new, it is ready to just move into and start enjoying, truly a 'turn key' home.

You are welcomed in through the entrance hallway. The lounge has a stylish media wall with built in cabinetry. The kitchen is brand new with fitted appliances, and a walk in shower room with tiled floor and walls, a real 'boutique' feel! The two double bedrooms complete the living space.

Outside the bungalow is set in excellent sized gardens, perfect for summer! Laid to lawn both front and rear with raised sleeper flower beds and a detached garage with up and over door.

Shirley Ave is a pleasant street in a highly regarded location. All the surrounding property clearly take pride in their homes making this a lovely environment.

You are close to local amenities, and transport links are easily accessible. Could this be your new home? Call us now and let us show you around - 0161 303 0778

# 6 Shirley Avenue

, Hyde, SK14 4JZ

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## Entrance Hallway

Front door, door into all rooms.

## Lounge

Bay window to the front elevation with views over the garden, the media wall has a built in electric fire and built in cabinetry.

## Kitchen

Window to the rear elevation with views over the garden, back door, fitted with a range of new floor and wall mounted units with coordinating work surfaces over, built in electric oven, hob and extractor fan. Sink unit with swan neck mixer tap over.

## Bedroom One

Window to the front elevation.

## Bedroom Two

Window to the side elevation.

## Family Shower Room

Opaque window to the side elevation. Suite comprising of a double walk in shower with shower over and glass screen, low level wc and hand wash basin built into a vanity unit.

## Externally

Set in good sized gardens, the front has a lawn and flower beds, and a driveway leading to a detached garage. The rear sunny garden has a lawn and raised flower beds. What a lovely space to sit with a cool drink in the summer months!

## Garage

Up & over door.

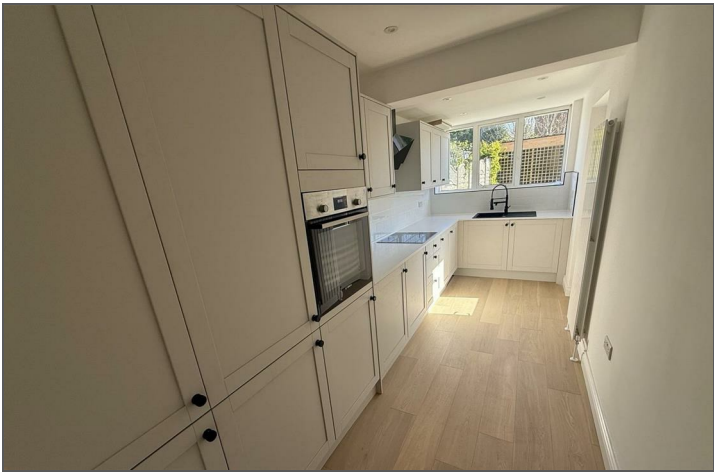
## Additional Information

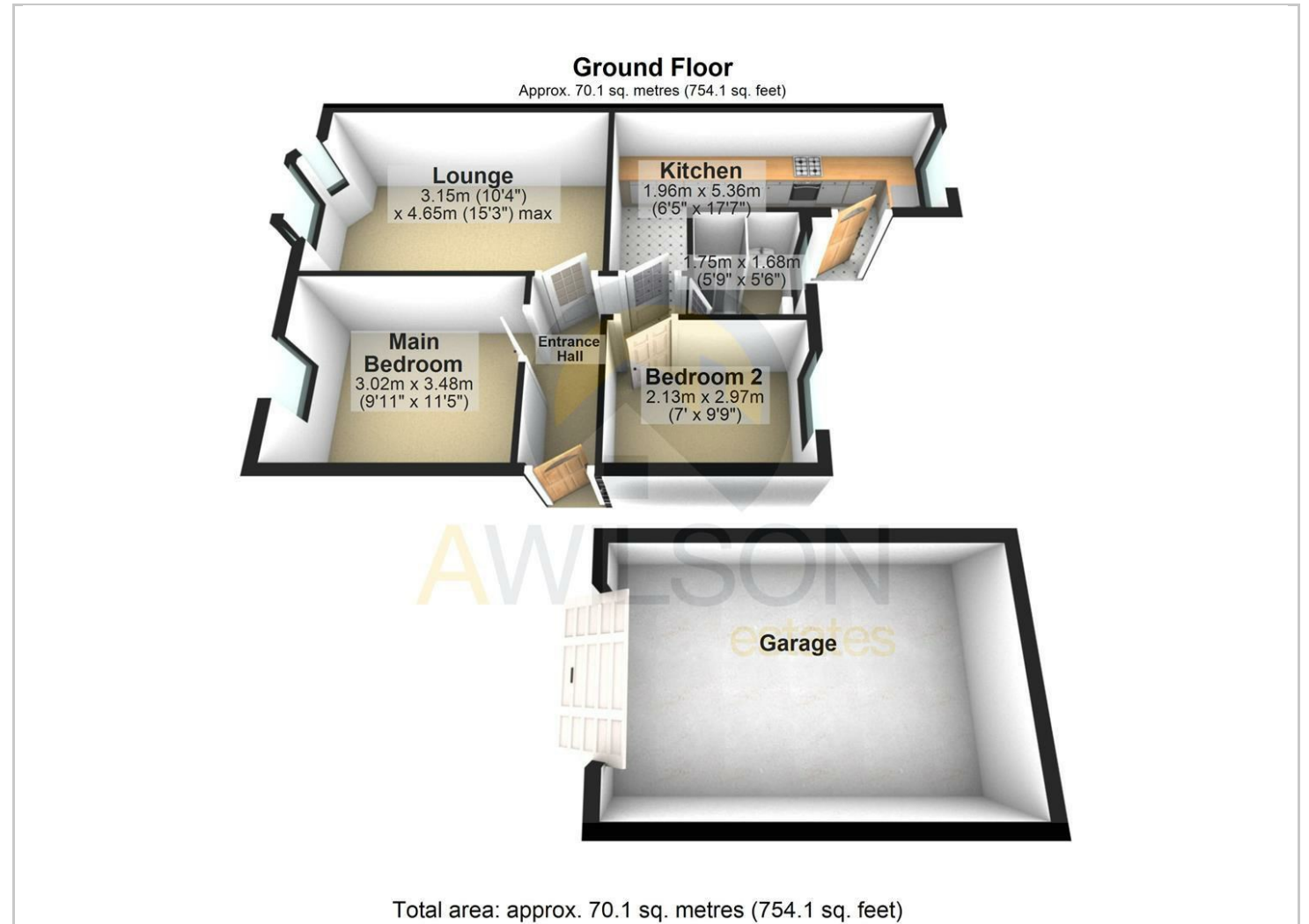
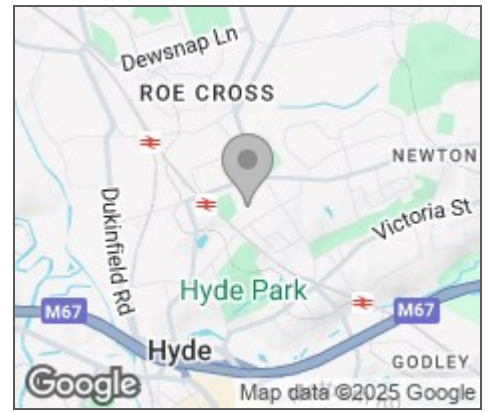
Tenure:

EPC:

Council Tax:







## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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