



Flat 10 Werneth Court Stockport Road, Hyde, SK14 5QG

Offers Over £140,000

A Wilson Estates are delighted to offer for sale this well presented two bedroom first floor apartment, ideally located just a short stroll from the heart of Gee Cross Village. Offered with vacant possession, this property presents an excellent opportunity for first time buyers or savvy investors looking to add to their portfolio.

The property is approached via an entrance driveway leading to a communal parking area, where the apartment benefits from an allocated parking space. A private entrance and staircase provide access to the accommodation, ensuring a sense of privacy.

Internally, the apartment offers generous living space throughout and comprises a spacious entrance hallway, a bright lounge, and a kitchen/breakfast room. Two double bedrooms a modern family bathroom completes the layout.

Situated in a popular location, the apartment is within easy reach of Gee Cross Village, offering a fantastic selection of local shops, cafés, pubs, and amenities. Excellent transport links are also close by, with regular bus routes and easy access to the motorway network.

Early viewing highly recommended, as properties in this location rarely stay on the market for long.

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Entrance Hallway

Wooden door from communal hallway. Lighting, laminate flooring, radiator, loft access and built in storage cupboard.

Tenure: Leasehold - 962 years remaining

EPC Rating : D

Council Tax Band : B

Lounge

uPVC double glazed window to front elevation. Electric fire and surround, lighting, radiator, blinds, and laminate flooring.

Kitchen

uPVC double glazed window to side elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Part tiled walls, lighting, blinds, radiator, and vinyl flooring.

Bathroom

uPVC double glazed window to front elevation. Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains fed shower over. Fully tiled walls, lighting, heated towel rail, and laminate flooring.

Bedroom One

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

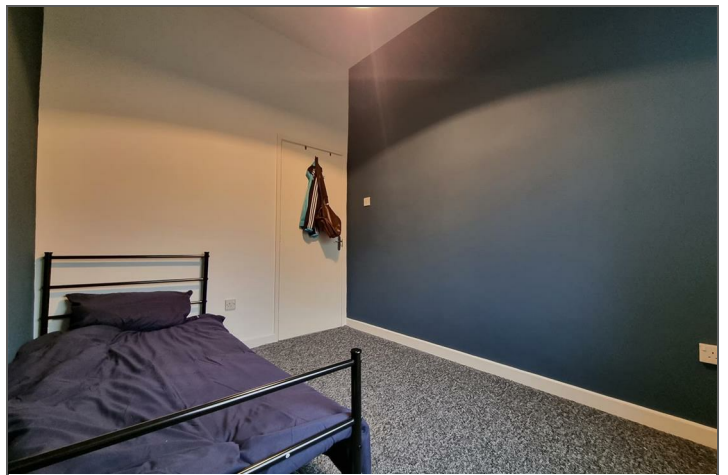
Bedroom Two

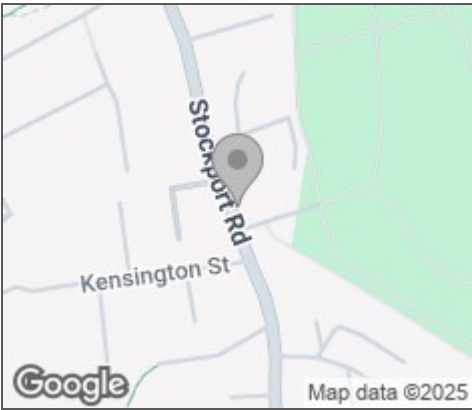
uPVC double glazed window front elevation. Lighting, radiator, carpet, and blinds.

Externally

The house is set within maintained grounds and comes with an allocated car parking space.

Additional Information





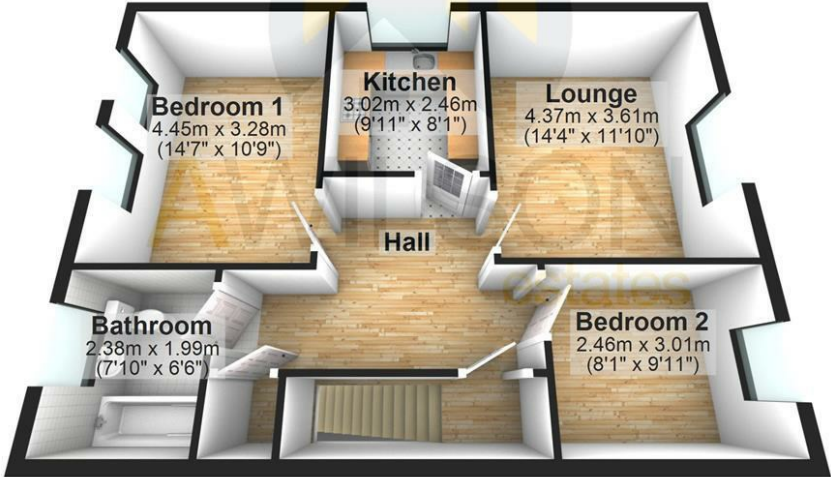
Ground Floor

Approx. 5.5 sq. metres (59.6 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 71.7 sq. metres (771.3 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	

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