



25 Kensington Street, Hyde, SK14 5QD

£215,000

This two bedroom mid terrace, located on Kensington Street right on the Hyde/Gee Cross border, is a real gem - fully refurbished throughout and presented in pristine, move-in-ready condition.

Over the past two years, the property has undergone a complete transformation - taken back to brick, replastered, and redecorated; with a new kitchen, bathroom, boiler, and flooring throughout. The result is a stylish and inviting home that is perfect for first time buyers or downsizers looking for a low maintenance property in a popular location.

An entrance vestibule leads into the lounge - a cosy space complete with an alcove fireplace which is currently home to a living flame effect electric stove. At the rear, the kitchen/diner features herringbone flooring, neutral cabinetry, and oak block style worktops, making it a lovely spot for both everyday dining and entertaining.

Upstairs, you will find a generously sized master bedroom with high ceilings and neutral decor, and a second double bedroom that also provides access to the loft via drop down ladders. The loft space is already fitted with a Velux window and offers great storage, or could even be converted into an additional living area with a bit of vision and

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Entrance Vestibule

Door to:

Lounge

13'9" x 12'7" (4.19m x 3.83m)

Window to front elevation. Fitted carpet. Double radiator. Ceiling light. Door to:

Kitchen/Diner

9'9" x 12'7" (2.97m x 3.83m)

Fitted with a matching range of base and eye level units with coordinating oak block style worktop space over. Stainless steel sink with single drainer and mixer tap. Plumbing for automatic washing machine. Space for fridge/freezer. Built-in electric oven with four ring gas hob and extractor hood over. Window to rear elevation. Double radiator. Under stairs storage cupboard. Door to rear yard.

Landing

Doors to both bedrooms and bathroom

Master Bedroom

14'0" x 12'7" (4.27m x 3.83m)

Window to front elevation. Fitted carpet. Ceiling light. Radiator.

Bedroom 2

12'6" x 7'8" (3.82m x 2.33m)

Window to rear elevation. Fitted carpet. Ceiling light. Radiator. Loft hatch providing access to loft via drop down ladders.

Bathroom

A modern, fully tiled bathroom with three piece suite comprising P shaped bath with glass

shower screen and shower over, hand wash basin with vanity unit, and wc. Window to rear elevation. Double radiator.

Loft Room

18'3" x 12'7" (5.57m x 3.83m)

Accessed via drop down ladders from bedroom two. Velux window.

Externally

Enclosed rear yard with brick built outhouse

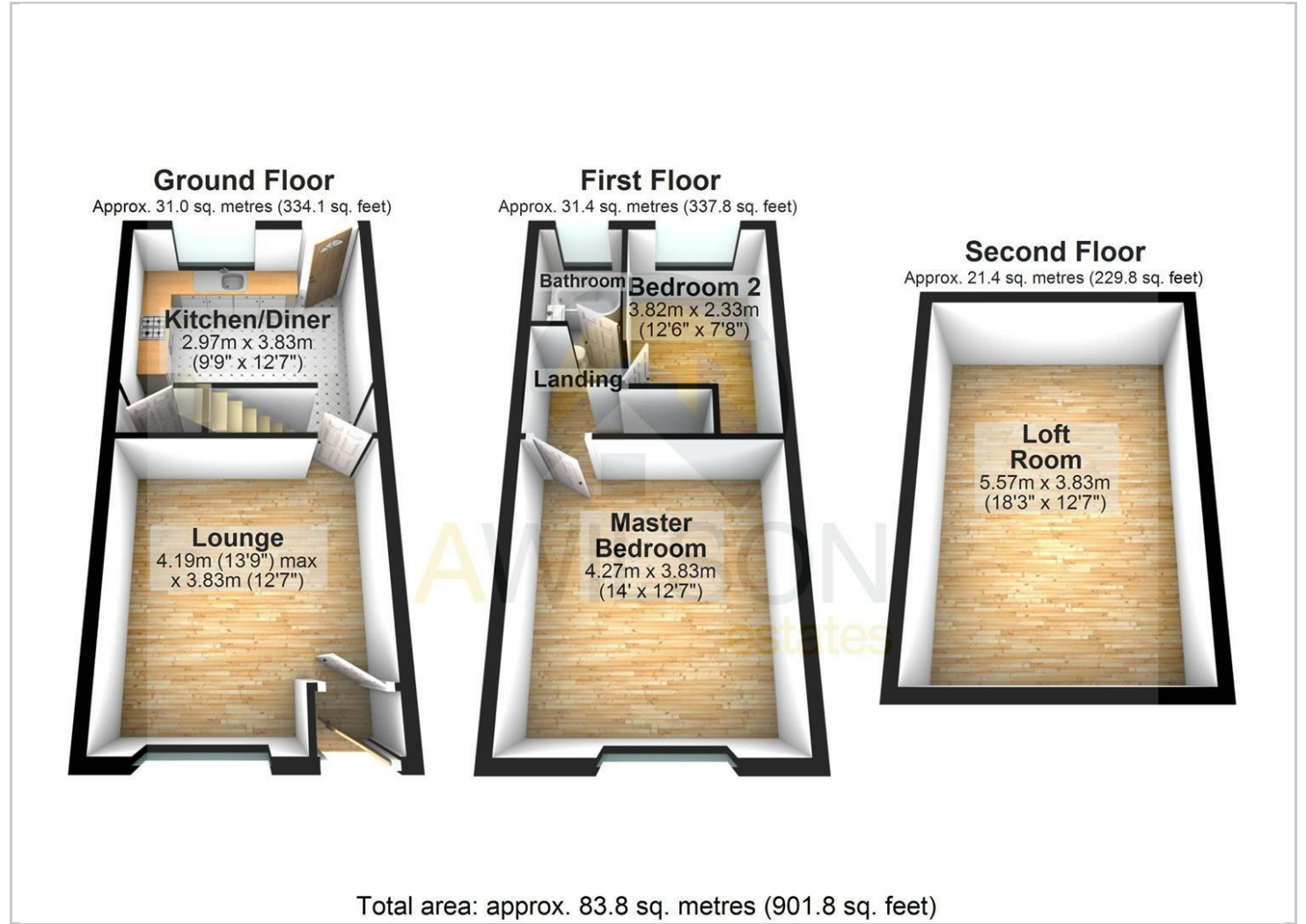
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





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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