



4 Rosemount Crescent, Hyde, SK14 4SX

Offers Over £115,000

Cash Buyers Only Rosemount Crescent is a spacious family home looking for a new family to make it their own!

With a spacious floorplan, gardens and close to plenty of local amenities once updated this property is perfect for a growing family that would like to put their own stamp on it.

Once inside you will find an entrance hallway, spacious lounge and fantastic sized dining kitchen.

Upstairs are three bedrooms and a family bathroom.

Outside are gardens to both the front and rear. The front is prime for dropping the kerb and creating a driveway (subject to the correct permissions).

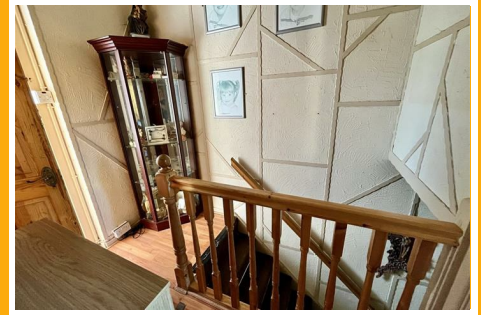
Those looking to commute into Manchester City Centre are perfectly placed with Flowery Field Railway Station being just a few minutes stroll from your front door, with further options with Hyde North and Hyde Central Stations also being under 0.5 miles away. The locality is also well connected via bus and road networks including ease of access to the M67, M60 and A57.

Amenities are plentiful within Hyde Town Centre offering several local retailers including coffee shops in addition to larger branded names plus handy amenities including post

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Entrance Hallway

Stairs rising to the first floor, cloaks cupboard, door into the lounge.

Lounge

17'2 x 10'6 (5.23m x 3.20m)

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

Dining Kitchen

20'1 x 9'10 (6.12m x 3.00m)

Windows and back door leading out to the garden. Fitted with a range of wall and floor mounted units with work surfaces over, stainless steel one and a half bowl sink unit with mixer tap. Built in electric oven, gas hob, space for fridge freezer, plumbing for washing machine.

Stairs & Landing

Doors to bedrooms and family bathroom.

Bedroom One

16'1 x 12'4 (4.90m x 3.76m)

Window to the front elevation.

Bedroom Two

16'2 x 11'7 (4.93m x 3.53m)

Window to the rear elevation.

Bedroom Three

8'9 x 7'4 (2.67m x 2.24m)

Window to the front elevation.

Family Bathroom

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

Externally

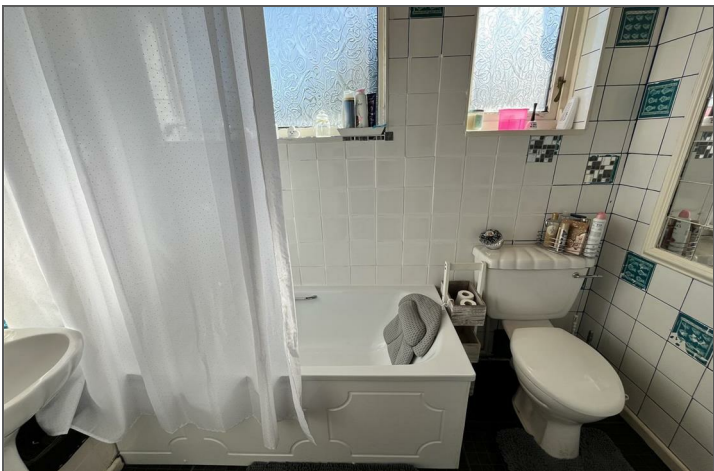
There are gardens to both the front and rear.

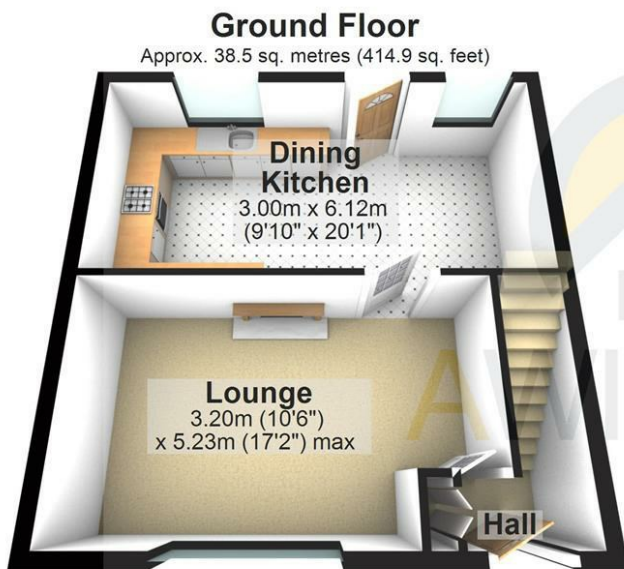
Additional Information

Tenure: Freehold

Council Tax Band: A

EPC Rating: TBC





Total area: approx. 80.4 sq. metres (865.1 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