

## 35 Grosvenor Road, Hyde, SK14 5AB

**£1,050**

A Wilson Estates are delighted to offer To Let this beautifully presented two bedroom terrace property located just off Dowson Road.

The property has a spacious layout with a garden to the rear. You are welcomed in through the entrance vestibule into a great sized lounge. Through to the large dining kitchen, an excellent spot for entertaining! Upstairs are two double bedrooms and a stylish family bathroom.

Outside there are gardens to the front with a wrought iron gate, whilst around to the rear is a pleasant enclosed garden with decked area, artificial lawn and well stocked borders.

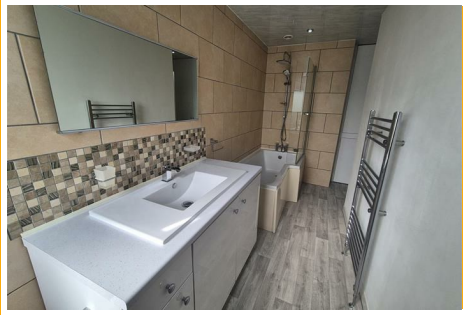
The locality has always been a popular one, Hyde Town Centre is under a mile away which offers plentiful amenities from larger branded stores to independent retailers. The area is also well served by public transport with well established bus routes and rail links into Manchester City Centre and beyond.

Those with children of a school age have the option of several local schools

# 35 Grosvenor Road

Gee Cross, Hyde, SK14 5AB

**£1,050**



## Entrance Vestibule

Front door, door into the lounge.

## Lounge

12'9" x 13'8" (3.89m x 4.17m)

Bay window to front, fireplace, double radiator, door to the dining kitchen.

## Dining Kitchen

13'0" x 13'8" (3.96m x 4.17m)

Window and back door to the rear elevation. Fitted with a range of matching base and eye level units with worktop space over, with matching island. 1+1/2 bowl stainless steel sink with mixer tap. The perfect spot to entertain guests or for family dinners. Stairs rising to the first floor.

## Stairs & Landing

Doors to bedrooms and bathroom.

## Bedroom One

12'8" x 13'8" (3.86m x 4.17m)

Window to the front elevation.

## Bedroom Two

9'9" x 12'8" (2.97m x 3.86m)

Window to the rear elevation with a pleasant outlook over the garden.

## Family Bathroom

12'7" x 8'1" (3.84m x 2.46m)

Window to rear, heated towel rail. Large family bathroom fitted with white suite consisting of bath with glass shower screen and mixer shower with normal shower head plus rainfall shower head. Large vanity sink unit with inset

white sink and white gloss storage cupboards underneath, and white toilet with dual flush. Walls are fully tiled to three walls and painted to one, plus a large built in storage cupboard.

## Externally

This lovely property is garden fronted, with hedging for privacy and a wrought iron gate. Around to the rear is a lovely enclosed garden with decked area, artificial lawn and well stocked borders.

## Additional Information

Council Tax Band : B

EPC Rating : C

Holding Deposit : £242

STRICTLY NO PETS AND SMOKING POLICIES APPLY







### Ground Floor



### First Floor



Total area: approx. 79.3 sq. metres (853.3 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 firms employment has the authority to make or give any representation or warranty in respect of the property.