

## 77 Ashworth Lane, Hyde, SK14 6PZ

**£1,100**

A Wilson Estates are delighted to offer To Let this beautifully presented three-bedroom mews property located on Ashworth Lane.

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 and then to the kitchen/diner and an extra reception room. Upstairs are two double bedrooms and a decent sized single. The property also includes an easy to maintain bathroom and separate W/C.

Outside there are gardens to the front whilst around to the rear is a pleasant enclosed garden with a fully usable secure shed.

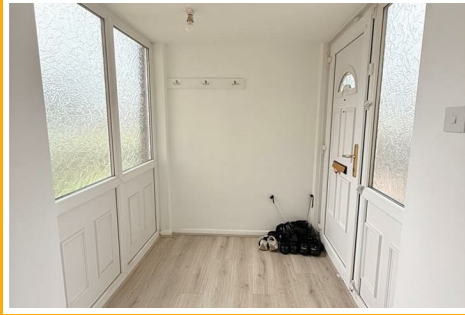
The locality has always been a popular one, Hyde Town Centre is close by, which offers plentiful amenities from larger branded stores to independent retailers. The area is also well served by public transport with well established bus routes and rail links into Manchester City Centre and beyond.

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

# 77 Ashworth Lane

Mottram, Hyde, SK14 6PZ

**£1,100**



**Living Room**

**Reception Room**

**Kitchen**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**Seperate W/C**

**Additional Information**

Council Tax Band : A

EPC Rating : C

Holding Deposit : £253







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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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