



22 Fountain Street, Hyde, SK14 2PS

£1,000

A Wilson Estates are delighted to offer To Let this to bedroom terrace on Fountain Street in Godley, Hyde.

Beautifully presented throughout providing spacious accommodation with two reception rooms, two double bedrooms, and two garden areas.

Godley is a highly regarded location and everyday essentials are nearby with a local shop on High Street and a Morrisons superstore less than a mile away. Families benefit from The Yellow Door Day Nursery and Godley Primary School, both within easy walking distance. Commuters will appreciate Godley train station just ten minutes' walk away and Hyde bus station within easy reach. The nearby Tameside Trail offers the perfect opportunity for walking and enjoying the outdoors.

The property is also well placed for transport links with the M67 and M60 motorway links nearby. There are also several train stations serving the area with Newton for Hyde approximately a mile from the property offering direct links into Manchester City Centre and beyond.

Viewings are strictly by appointment by contacting A Wilson Estates.

Briefly the property comprises:~

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, Hyde, SK14 2PS

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Lounge

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

Dining Room

Radiator, lighting, vinyl flooring and under stair storage cupboard.

Kitchen

uPVC double glazed door and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Ceramic Belfast sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Part tiled walls, lighting, radiator, blinds, and vinyl flooring.

Stairs and Landing

Wooden balustrades and bannister. Lighting, radiator, carpet, and loft.

Bedroom One

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

Bedroom Two

uPVC double glazed windows to rear elevation. Lighting, radiator, carpet, blinds, and loft access.

Bathroom

Three piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with mains fed shower over. Fully tiled walls, heated towel rail, lighting, and wooden flooring.

Externally

Located on a quiet residential street. Enclosed

rear yard with laid to flags. Additional enclosed garden with laod to lawn and detached garage.

Additional Information

Council Tax Band : A

EPC Rating : TBC - In Progress

Holding Deposit : £230

STRICTLY NO PETS AND SMOKING POLICIES APPLY





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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