



5 The Old Tannery, Hyde, SK14 5PR

Offers Over £170,000

Located in the heart of Gee Cross, this stunning ground floor two bedroom apartment comes to the market offering stylish living accommodation, a private parking space, and even your own private yard - a real rarity with apartment living! With Gee Cross Village on your doorstep, this is a perfect choice for anyone looking for move in ready accommodation in a vibrant community.

As you approach the apartment you will find your private allocated parking space. Step through the communal entrance hall and you will find the entrance to your apartment on the left. Step through the front door to find a hallway with the lounge area at the end of it. The lounge is generous in size and features plenty of space for sitting and dining, and also benefits from sliding doors straight out onto your private enclosed rear yard. The kitchen space is open plan with the lounge and is well appointed. The apartment also features two bedrooms and a family bathroom.

The location really is hard to beat - imagine morning strolls to the local bakery, evenings spent in the bars and bistros of the Village, and weekends spent on walks through the nearby Werneth Low Country Park. For everyday essentials there is Tesco Express just across the road, whilst larger supermarkets can be found in the nearby Hyde town centre.

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Hall

Door to:

Open Plan Living

18'3" x 15'6" (5.56m x 4.72m)

Open plan lounge and dining area. Radiator. Two ceiling lights. Herringbone effect flooring. Sliding doors out to rear yard area. Open plan to:

Kitchen

7'3" x 8'0" (2.21m x 2.44m)

Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel with single drainer and mixer tap. Plumbing for automatic washing machine. Space for fridge/freezer. Ceiling light.

Master Bedroom

10'8" x 11'3" (3.25m x 3.43m)

Window to side elevation. Window to front elevation. Radiator. Ceiling light.

Bedroom Two

8'7" x 6'10" (2.62m x 2.08m)

Window to rear elevation. Radiator. Ceiling light. Wall mounted combi boiler.

Bathroom

Fitted with three piece suite comprising panelled bath, WC and hand wash basin. Heated towel rail. Ceiling light.

Outside and Gardens

Private enclosed rear yard.

Additional Information

Tenure: Leasehold (999 year lease. £120 per

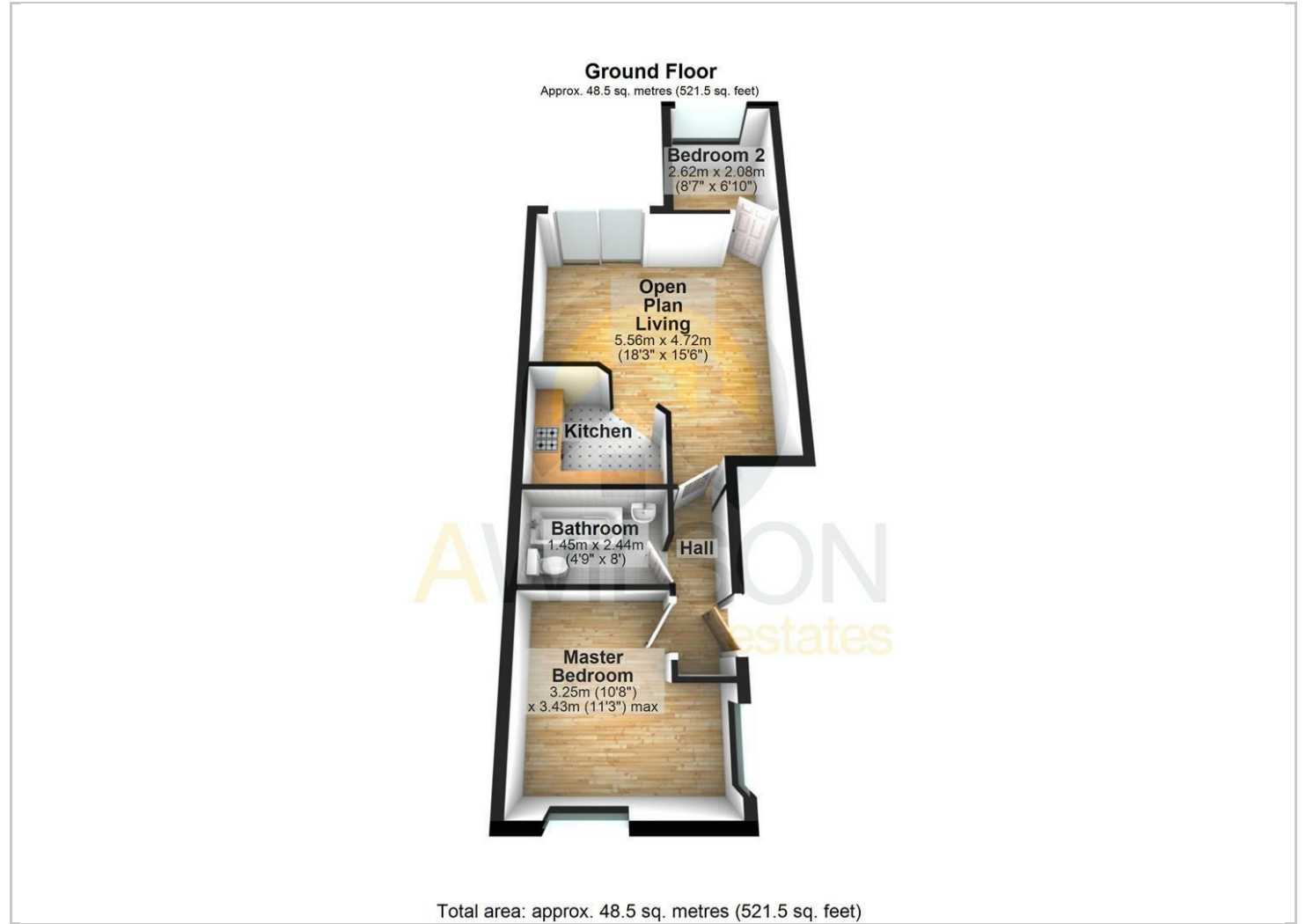
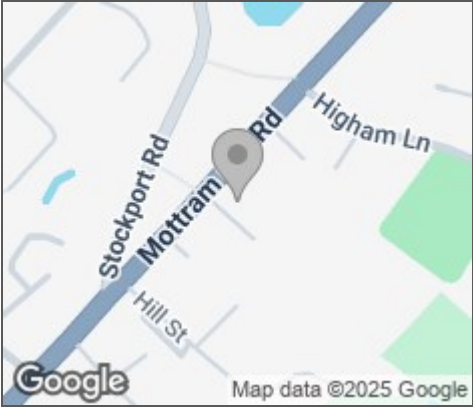
annum ground rent)

Service Charge: £80 per calendar month,

EPC Rating: C

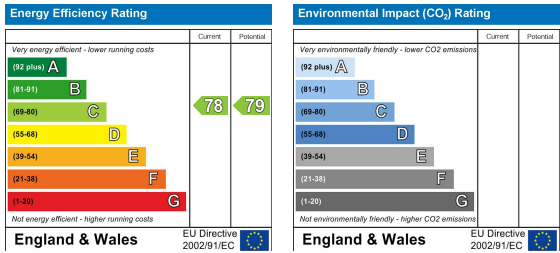
Council Tax Band: C





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.



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