

**FOR SALE**

**101 Bennett Street, Hyde, Greater Manchester, SK14 4TF**

**2 Bedroom Terraced House with Conservatory**

**OFFERS OVER £165,000**



### Key Summary

- ◆ **Immaculately Modernised**
- ◆ **Total Floor Area 710.4 sq. ft. (66 sq.m)**
- ◆ **Conservatory**
- ◆ **Generous Lounge & Master Bedroom**
- ◆ **Spacious Rear Garden**
- ◆ **Good Rental Location**
- ◆ **Freehold**
- ◆ **Good Location for Schools & Local**

### Description

A vacant and immaculately modernised two-bedroom mid-terrace house conveniently located close to good schools, local amenities, and excellent transport links. The property will make a fantastic purchase for a first-time buyer, downsizer, or buy-to-let investor.

Internally, the accommodation consists of a dining kitchen, a living room, and a conservatory on the ground floor. Two bedrooms and a bathroom on the first floor. Also, the property further benefits from a good-sized rear garden and on-street parking.

### Accommodation

Ground Floor:	Vestibule, living room, kitchen-diner & conservatory
First Floor:	Two bedrooms & family bathroom
Externally:	Front yard & spacious rear garden



**Prospect House | Featherstall Road South | Oldham | Greater Manchester | OL9 6HT**  
**0161 830 8833 | kamran-ul@portfoliok.com | www.portfoliok.com**



# Further Information

## Location

The property fronts onto Bennett Street (B6170) close to its junction with Carter Street and a short walk from Flowery Field Railway Station. The surrounding area is mainly residential and well served by a number of local amenities and facilities including Hyde High School.

## Tenure

Freehold.

## Services

All mains services available to the property. Electricity, gas, water and drainage.

## Council Tax

The property is rated within council tax band A.

## EPC:

C-69.

## Viewing

Kamran Khan  
+44 (0) 161 830 8833  
+44 (0) 7807 753 537  
Kamran-ul@portfoliok.com

## Sale Price

We are seeking offers in excess of **£165,000**

## VAT

If applicable it will be at the prevailing rate.

## Legal Costs

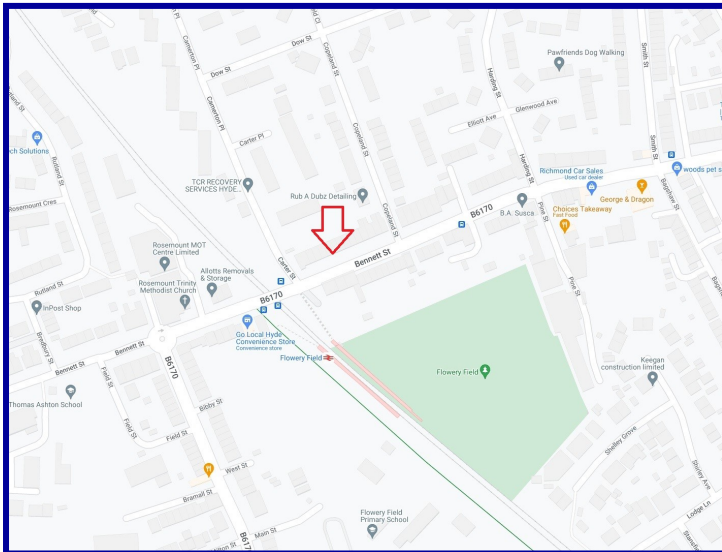
Each party are to be responsible for their own legal costs.

## Estates Charge

N/A

## AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



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