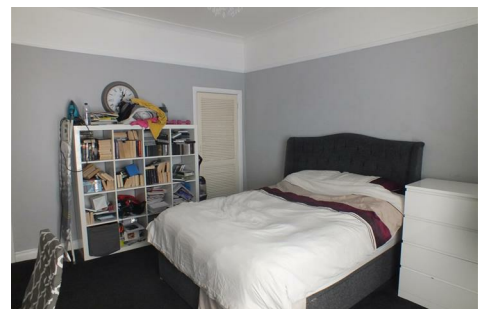


W.C. DAWSON & SON LIMITED

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Website: www.wcdawson.com E.mail: reception@wcdawson.com



Throstle Bank Street, Hyde, SK14 4NT

This traditional two-bedroom, forecourt garden fronted middle-terrace is situated in a popular and convenient location with good access to all amenities. The property is also well-placed for commuters with good public transport links to Manchester City Centre and neighbouring town centres. The property benefits from uPVC double-glazing and gas-fired central heating and it is considered to be an ideal opportunity for first-time buyers or buy-to-let investors.

Asking Price £145,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Throstle Bank Street, Hyde, SK14 4NT

- Traditional Two-Bed Mid-Terrace
- Modern Kitchen and Bathroom
- Enclosed Rear Yard with further Garden Area in slightly elevated position
- Popular and Convenient Location
- uPVC Double-Glazing and Gas-Fired Central Heating
- Well-proportioned Bedrooms
- Excellent Commuter Links
- Forecourt Garden
- Internal Inspection Recommended

The Accommodation Briefly

Comprises:

Lounge, dining kitchen. To the first floor there are two well-proportioned bedrooms, bathroom/WC with white suite.

Externally, there is a forecourt garden and private enclosed yard area which has a further garden area beyond.

All local amenities are within easy reach and Hyde town centre is also in close proximity. The town centre provides a range of shopping and recreational amenities. Local junior and high schools are also within close proximity.

The Accommodation in Detail

Comprises:

GROUND FLOOR

Lounge

14'2 x 13'6 (4.32m x 4.11m)

uPVC double-glazed window, feature fireplace, central heating radiator.

Dining Kitchen

13'6 x 9'2 (4.11m x 2.79m)

Circular stainless steel sink unit, a range radiator.

of wall and floor mounted units, plumbing for automatic washing machine, understairs storage cupboard, uPVC double-glazed window and rear door.

FIRST FLOOR

Landing

Bedroom 1

14'3 x 13'6 (4.34m x 4.11m)

Bulkhead storage cupboard, uPVC double-glazed window, central heating radiator.

Bedroom 2

9'2 x 8'0 (2.79m x 2.44m)

uPVC double-glazed window, central heating radiator.

Bathroom/WC

6'1 x 5'3 (1.85m x 1.60m)

White suite having panelled bath with shower over, pedestal wash hand

basin, low-level WC, part-tiled, uPVC double-glazed window, central heating

EXTERNALLY

There is a forecourt garden, private enclosed rear yard with further small garden area beyond.

TENURE

Tenure of the property is . Solicitors to confirm.

COUNCIL TAX

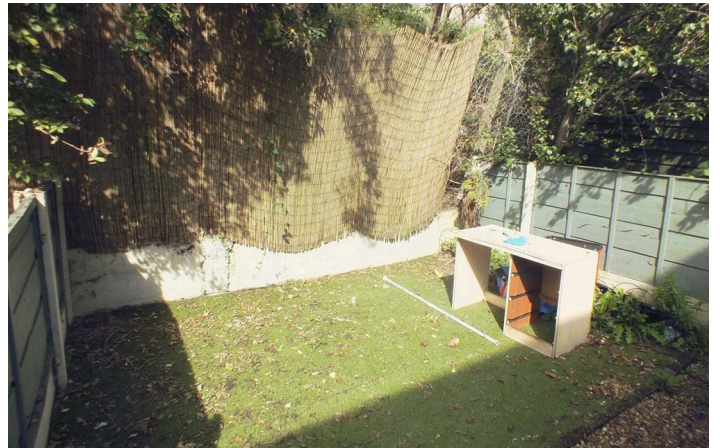
Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.

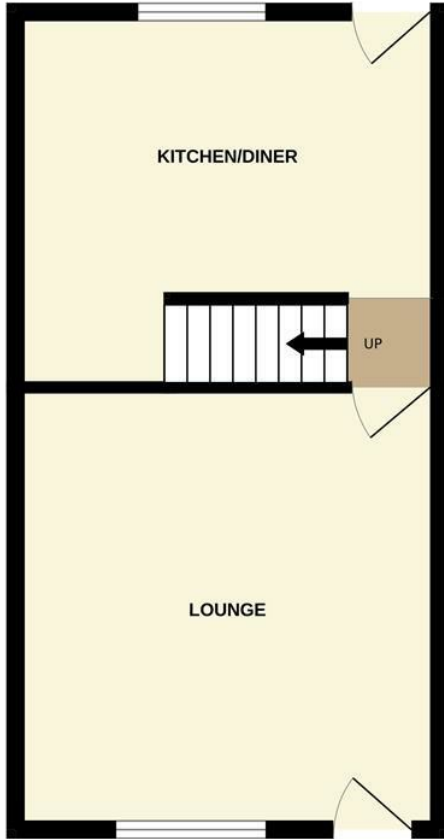


Directions

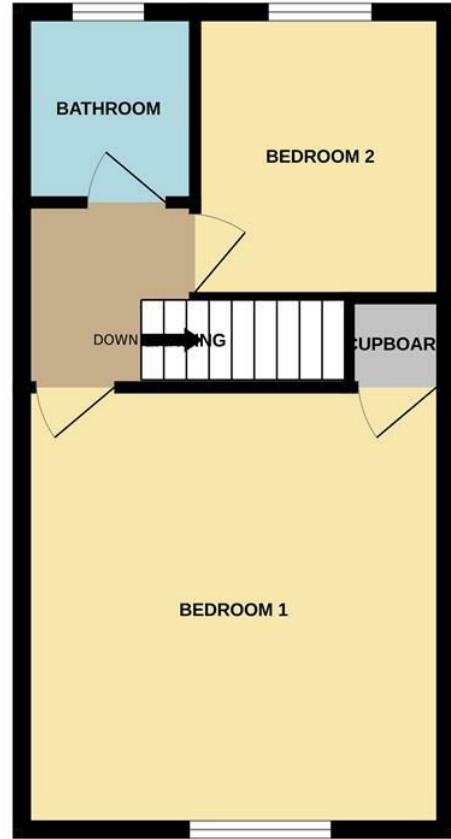


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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