



Walnut Close
Hyde, SK14 3ST
Offers over £170,000



There's no agent like home

Walnut Close, Hyde, SK14 3ST

This two-bedroom ground level corner apartment is a delightful offering, boasting scenic views overlooking the communal gardens and woodlands from three sides. Its proximity to Godley train station, providing direct links to Manchester, makes it an ideal location for commuters. Additionally, Hyde is just a short distance away, offering convenience and accessibility. The property is being sold with NO VENDOR CHAIN, streamlining the purchasing process for potential buyers. Viewing is highly recommended to fully appreciate all that this apartment has to offer. Comprising a hall, open plan living area, two bedrooms, and a bathroom, the accommodation offers comfortable and modern living spaces. Furthermore, the property includes an allocated parking space along with visitor parking to the front, ensuring convenience for residents and guests alike. To the rear, residents can enjoy communal landscaped gardens with a pond, providing a serene environment and beautiful views of the surrounding woodlands. This apartment presents an opportunity for a peaceful and picturesque lifestyle, coupled with the convenience of nearby amenities and transport links.

COMMUNAL ENTRANCE

Lift access to all floors

GROUND FLOOR

Hallway

Front door, two double glazed windows to side, doors to:

Open Plan Living 10'8" x 23'0" (3.25m x 7.01m)

Kitchen area fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven, built in hob with extractor hood over, integrated fridge/freezer and washing machine, two double glazed windows to rear, two double glazed windows to side, radiator, french doors opening onto a Juliet balcony.

Master Bedroom 9'9" x 14'0" (2.97m x 4.27m)

Double glazed window to side, radiator, built in wardrobe.

Bedroom 2 10'0" x 8'10" (3.05m x 2.69m)

Double glazed window to rear, radiator, built in wardrobe and desk.

Bathroom 6'5" x 7'3" (1.95m x 2.21m)

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail.

OUTSIDE

Allocated parking space to the front with

visitors and disabled parking spaces. Landscaped communal gardens to the rear with pond and woodland views.

DISCLAIMER

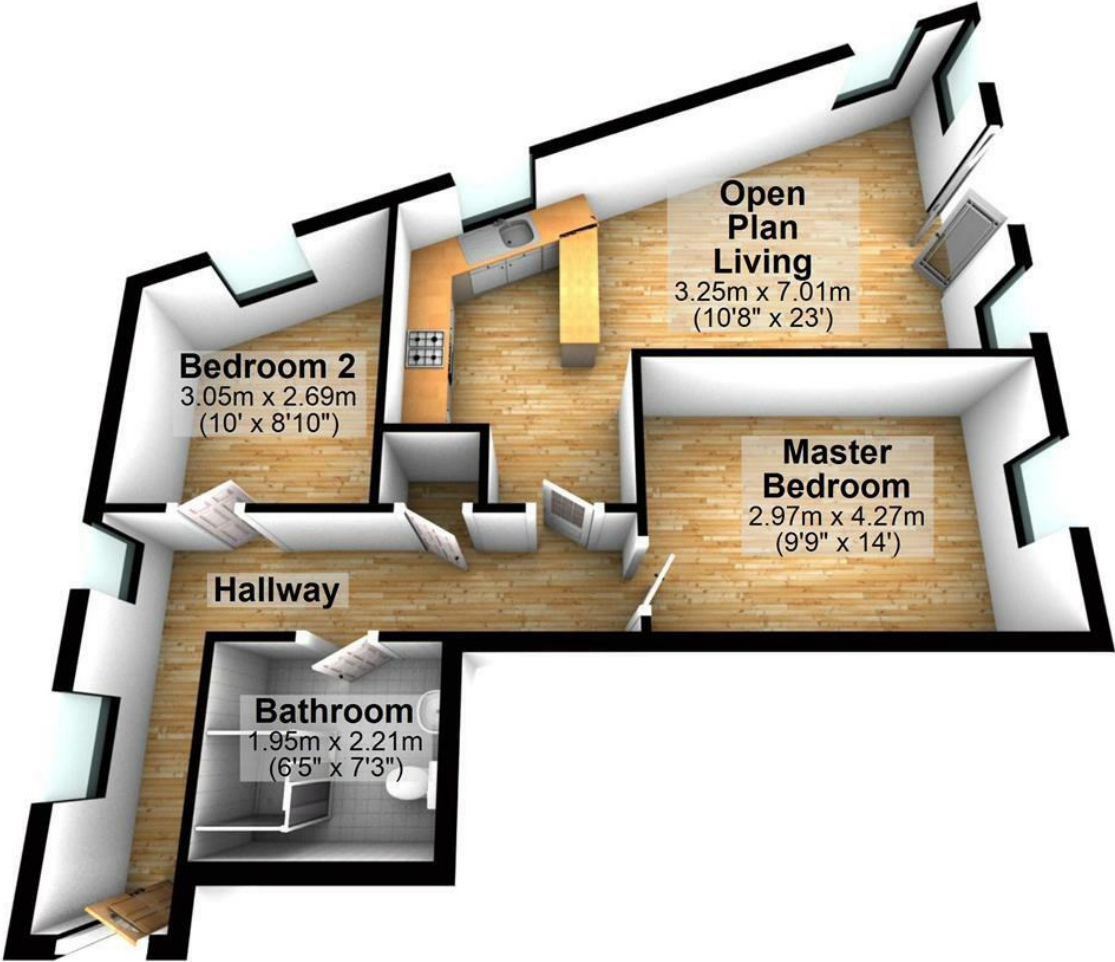
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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