



Oak Street, Hyde, SK14 2LE

Offers in the region of £180,000

A credit to the current owners is this immaculate and ready to move into and impressive two bedroom period mid terraced property offering fantastic sized accommodation of which only a full personal inspection will fully reveal.

Located in a quiet position and being ideal for the first time buyer or buy to let investor this property not only offers fantastically sized accommodation but also a forecourt garden to the front and a good sized garden to the rear with a spacious and well planned layout which has been well cared for and much improved by the present owner and is ideally located within walking distance of Hyde Town Centre, the M67 motorway and all the local amenities. The property briefly comprises To the ground floor, entrance vestibule, spacious living room with large bay window and a bright and airy fitted dining kitchen with excellent under stairs storage, whilst to the first floor there are two excellent sized bedrooms and a bathroom/WC. To the outside the property benefits from a lovely forecourt garden to the front, and a good sized garden area to the rear. The property is gas central heated and double glazed and is sure to appeal to even the most discerning of purchasers.

Immaculate throughout - View early to avoid disappointment!



GROUND FLOOR

Vestibule

Composite double glazed front door and door to lounge.

Lounge

14'9" x 13'1" (4.50m x 3.98m)

Upvc double glazed bay window to front, fitted feature fire surround with living flame gas fire, dado rail, ceiling cornices, TV aerial point, wooden flooring and radiator.

Kitchen/Dining Room

12'10" x 9'11" (3.91m x 3.01m)

Impressively sized fitted dining kitchen with a matching range of oak coloured base and wall units with work surfaces over, single drainer sink unit with mixer tap, space and fitted range style cooker with extractor hood over, integrated fridge/freezer, plumbing and space for automatic washing machine, integrated dishwasher, partially tiled walls, tiled floor, Upvc double glazed door to the rear garden and Upvc double glazed window to the rear, door to the large under stairs storage cupboard, gas central heating boiler and radiator.

Inner Hall

Stairs to the first floor, dado rail.

FIRST FLOOR

Landing

Bedroom 1

14'9" x 13'1" (4.50m x 3.98m)

Upvc double glazed window to front, matching range of fitted wardrobes, vanity and drawer unit, bedside units, dado rail, ceiling cornices and radiator.

Bedroom 2

12'10" x 5'10" (3.91m x 1.79m)

Upvc double glazed window to rear and radiator.

Bathroom

Fitted shower cubicle, vanity wash hand basin, low level WC, tiled walls and floor, Upvc double glazed window to rear and heated towel rail.

OUTSIDE

Gardens

To the front is a forecourt garden with walled boundaries, paved with flower border and wrought iron gate. Whilst to the rear is a garden being block paved with walled boundaries, gate to the rear and timber shed.

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/herself 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.

