



Syddall Street, Hyde, SK14 1DS

Offers over £140,000

Ideally located within walking distance to Hyde Town Centre and transport links is this good sized two bedroom mid terraced offering good sized accommodation of which only a full personal inspection will fully reveal.

In brief the property is in need of a little updating however the great sized accommodation briefly comprises of excellent sized living room with bay window and a fitted dining kitchen to the ground floor., whilst to the first floor there are two good sized bedrooms and a bathroom/WC, the loft has also been converted (Access via pull down Ladder) providing potential further accommodation if required. to the outside there is a forecourt garden to the front and garden yard to the rear leading to a communal area. The property is double glazed and central heated and an early viewing is strongly recommended!

Chain Free - View Today!



GROUND FLOOR

Lounge

12'6" x 11'9" (3.82m x 3.57m)

Composite double glazed front door, Upvc double glazed box window to front, laminate wooden flooring, TV aerial point, meter cupboard, fitted gas fire (untested), wall light points and radiator.

Kitchen/Dining Room

10'11" x 11'9" (3.33m x 3.57m)

Double glazed window to rear and fitted with a matching range of base and wall units with worksurface over, inset sink and drainer with mixer tap, plumbing for automatic washing machine, Upvc double glazed door to the rear garden, stairs to the first floor with under stairs storage, gas cooker point, gas central heating boiler and radiator.

FIRST FLOOR

Landing

Access to converted loft via pull down ladder, radiator.

Bedroom 1

9'8" x 11'9" (2.94m x 3.57m)

Upvc double glazed window to the front, fitted wardrobes with overhead storage, radiator.

Bedroom 2

7'7" x 11'9" (2.31m x 3.57m)

Double glazed window to rear, radiator.

Bathroom/WC

Being of a good size with panelled bath with mixer shower over, pedestal wash hand basin and low level WC, radiator.

Loft Room

15'5" x 10'10" (4.70m x 3.29m)

Sky light window, access to eaves storage, beamed ceiling.

OUTSIDE

Gardens

Forecourt garden to front with walled boundaries and decorative wrought iron railings and gate. , whilst to the rear is a good sized yard area, being paved with walled boundaries and gate to communal areas.

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.

