



Lodge Street, Newton, Hyde, SK14 4LE

Offers in the region of £150,000

Ideal for the first time buyer, but to let investor or downsizer is this lovely two bedroom stone cottage offering excellently sized living accommodation with the added benefit of an excellent sized garden to the rear and is within walking distance to Garden Street Playing fields..

The well planned and deceptively spacious accommodation has been well cared for over the years and briefly comprises: To the ground floor excellent sized lounge, good sized fitted dining kitchen with stable door to the rear garden, whilst to the first floor there are two good sized bedrooms and a bathroom/WC. To the outside the property has a good sized garden to the rear with good sized patio area and shale garden beyond and ample parking to the front. The property is gas central heated ensuring that this property will appeal to even the most discerning of purchasers.

Viewing Highly Recommended!



GROUND FLOOR

Lounge

13'6" x 13'7" (4.11m x 4.13m)

Composite double glazed front door, leaded window to front, fitted feature fire surround with cast iron inlay and living flame gas fore, hearth. Open plan stairs to the first floor, beamed ceiling, TV aerial point, arch to dining kitchen, meter cupboards, radiator.

Kitchen/Dining Room

8'11" x 13'7" (2.72m x 4.13m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, leaded window to rear, space for cooker, plumbing and space for automatic washing machine, tiled floor, gas central heating boiler, stable door to rear garden, space for dining table, radiator.

FIRST FLOOR

Landing

Sliding door, door to:

Bedroom 1

10'3" x 13'7" (3.12m x 4.13m)

Leaded window to front, matching range of fitted wardrobes, and vanity unit, storage over the stairs, radiator.

Bedroom 2

5'8" x 8'4" (1.72m x 2.55m)

Leaded window to rear, radiator.

Bathroom/WC

Coloured bathroom suite with panelled bath with electric shower over, pedestal wash hand basin, low level WC, window to rear, part tiled walls, radiator.

OUTSIDE

Gardens

To the outside the property has a good sized garden to the rear with good sized patio area and shale garden beyond and ample parking to the front.

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.

