



Carrfield  
Hyde, SK14 4GH

Offers over £139,950



There's no agent like home



# Carrfield, Hyde, SK14 4GH

This delightful two-bedroom ground floor apartment is nestled in the highly desirable Beechfields development in Hyde. It boasts a convenient location close to a range of local amenities and offers excellent transport links for easy commuting.

Upon entering the building, you are greeted by a well-maintained communal entrance hallway. The apartment itself features a welcoming private hallway that leads into a bright and spacious lounge, perfect for relaxation and entertaining. The kitchen is well-equipped and offers ample storage and workspace, making it ideal for culinary enthusiasts. Both bedrooms are generously sized, providing comfortable living spaces, while the bathroom is modern and well-appointed.

The property has communal gardens, offering outdoor space. Additionally, there is an allocated parking space for the apartment and visitor parking available, making it convenient for guests. This apartment combines comfortable living with a great location, making it an ideal choice for homeowners and investors alike.

**\*\*Viewing Highly Recommended\*\***

## GROUND FLOOR

### Hallway 10'9" x 7'9" (3.28m x 2.36m)

Accessed via communal entrance, two storage cupboards, doors leading to:

### Lounge 13'3" x 17'10" (4.05m x 5.44m)

Double glazed box window to front, two electric radiators.

### Kitchen 7'3" x 10'11" (2.21m x 3.33m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap. Space for cooker, fitted extractor hood. Integrated washer/dryer, integrated slimline dishwasher, double glazed window to rear, electric radiator.

### Bedroom 1 9'1" x 12'4" (2.77m x 3.76m)

Double glazed window to rear, electric radiator.

### Bedroom 2 11'8" x 9'8" (3.56m x 2.95m)

Double glazed window to front, electric radiator.

### Bathroom 5'7" x 7'1" (1.70m x 2.16m)

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

## OUTSIDE

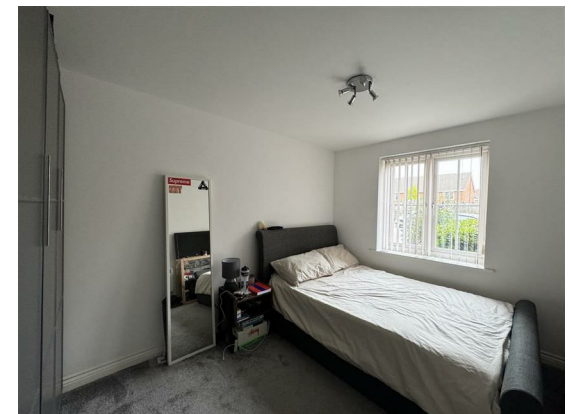
Communal gardens. Allocated parking space with additional visitor parking available.

## DISCLAIMER

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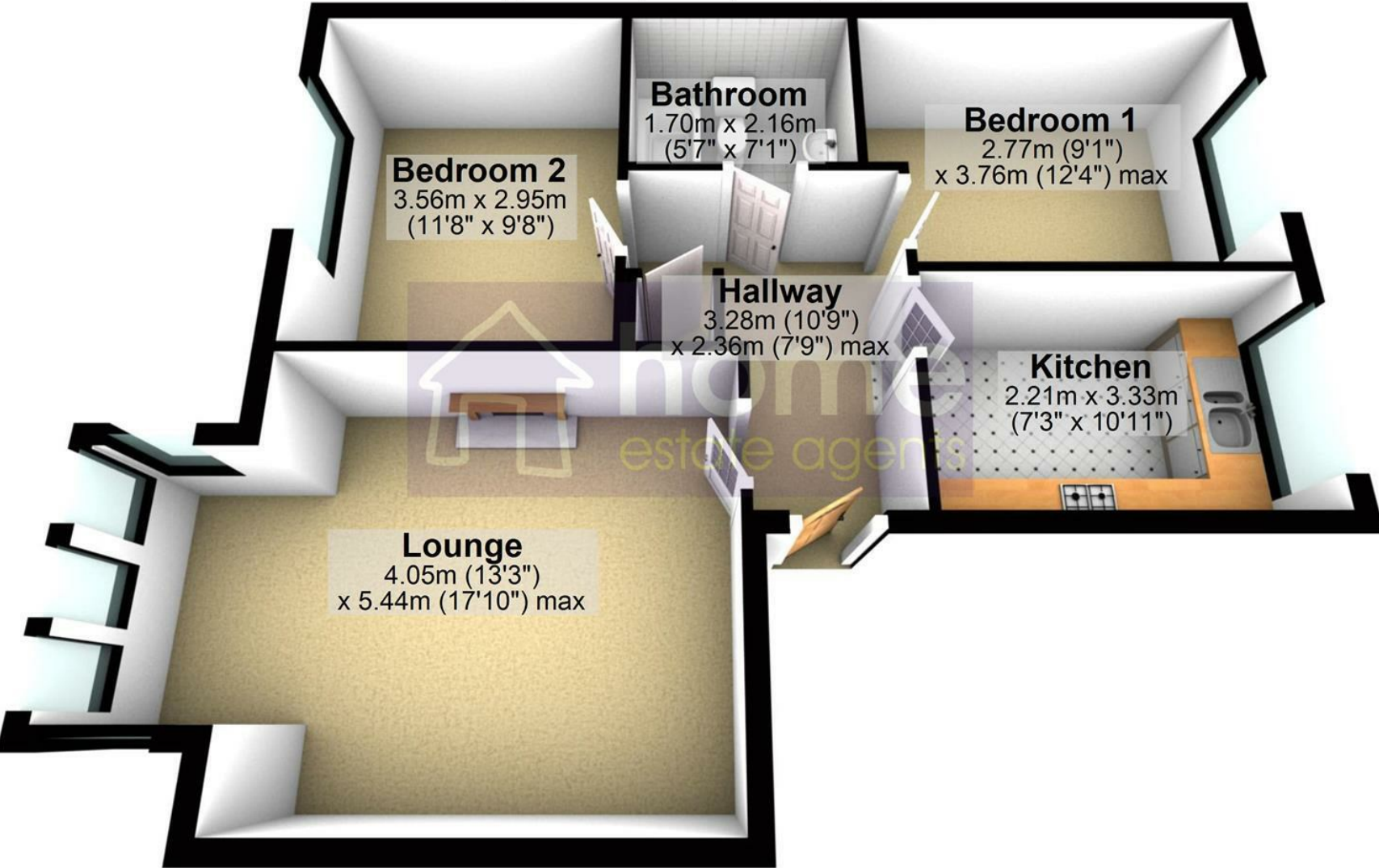
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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

Approx. 52.0 sq. metres (560.1 sq. feet)



Total area: approx. 52.0 sq. metres (560.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



