

# DAWSONS

Property Professionals since 1925

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## Lodge Street, Hyde, SK14 4LE

Dawsons are pleased to present this charming two bedroom terraced cottage which is situated in a convenient and popular area of Hyde. Offering well-proportioned living space, character features, and a low-maintenance outdoor area, the property is ideally suited to first time buyers, downsizers, or investors, with excellent access to local amenities and transport links.

**Offers Over £175,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Lodge Street, Hyde, SK14 4LE

- Mid Terraced Cottage
- Close to Local Amenities
- Two Bedrooms
- Ideal For First Time Buyer/Investors
- Conservatory
- Viewing Recommended

## GROUND FLOOR

### Vestibule

uPVC double glazed door to front, door leading to:

### Reception room

13' x 14' (3.96m x 4.27m )

uPVC double glazed window, gas central heating radiator, feature exposed beams, fireplace with wood burner, stairs to first floor, door leading to:

### Kitchen/Diner

13' x 9' (3.96m x 2.74m )

uPVC double glazed windows, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled

splashbacks, breakfast bar, built in oven and hob with extractor over, plumbing for automatic washing machine, space for fridge/freezer and dining table, inset ceiling downlights, gas central heating radiator, door leading to:

### Conservatory

8' x 9' (2.44m x 2.74m )

uPVC double glazed windows, fitted wash hand basin, door leading to outside.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

13' x 10' (3.96m x 3.05m )

uPVC double glazed window, gas central heating radiator.

### Bedroom 2

6' x 9' (1.83m x 2.74m )

uPVC double glazed window, gas central heating radiator.

### Bathroom

7' x 9' (2.13m x 2.74m )

uPVC double glazed window, fitted with a modern four piece suite comprising; roll top bath with shower mixer tap, enclosed shower cubicle, pedestal wash hand basin and low level

WC, inset ceiling downlights, heated towel rail,

### Externally

Yard to rear, gate leading to communal area and access.



## Directions

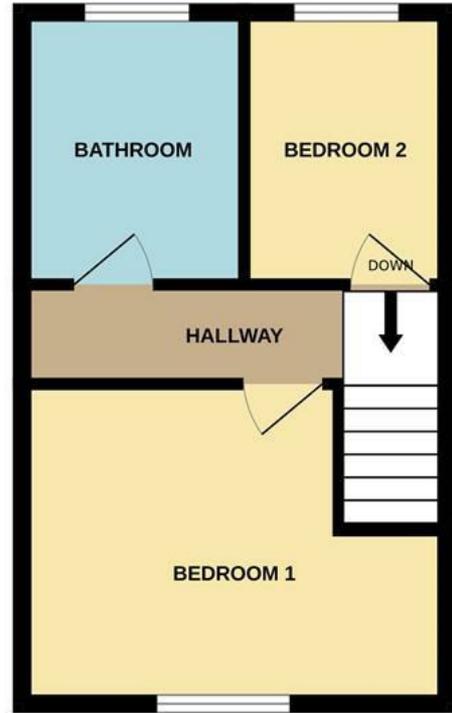


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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