

## 6 Shirley Avenue, Hyde, SK14 4JZ

**£250,000**

This beautiful bungalow is perfect for simply moving into and unpacking- what a way to start the New Year.

The bungalow is being sold with no vendor chain making for an attractive purchase of those looking to perhaps downsize.

Having benefited from a programme of refurbishment works within the last 12 months including new bathroom and kitchen the property has a beautiful neutral yet low maintenance interior.

There are two double bedrooms, lounge, modern kitchen, off road parking, gardens and even a garage - perfect for storage.

You are welcomed in through the entrance hallway. The lounge has a stylish media wall with built in cabinetry. The kitchen has fitted appliances, and a walk in shower room with tiled floor and walls, a real 'boutique' feel! The two double bedrooms complete the living space.

# 6 Shirley Avenue

, Hyde, SK14 4JZ

**£250,000**



## Entrance Hallway

Front door, door into all rooms.

## Lounge

Bay window to the front elevation with views over the garden, the media wall has a built in electric fire and built in cabinetry.

## Kitchen

Window to the rear elevation with views over the garden, back door, fitted with a range of new floor and wall mounted units with coordinating work surfaces over, built in electric oven, hob and extractor fan. Sink unit with swan neck mixer tap over.

## Bedroom One

Window to the front elevation.

## Bedroom Two

Window to the side elevation.

## Family Shower Room

Opaque window to the side elevation. Suite comprising of a double walk in shower with shower over and glass screen, low level wc and hand wash basin built into a vanity unit.

## Externally

Set in good sized gardens, the front has a lawn and flower beds, and a driveway leading to a detached garage. The rear sunny garden has a lawn and raised flower beds. What a lovely space to sit with a cool drink in the summer months!

## Garage

Up & over door.

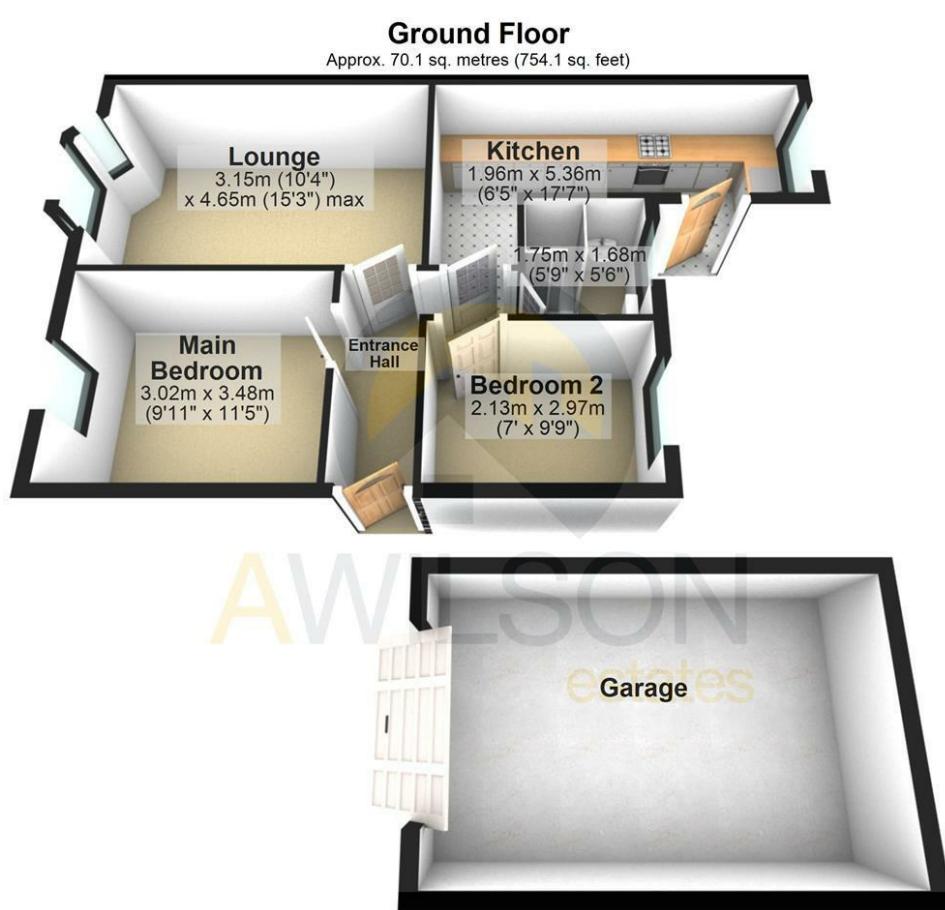
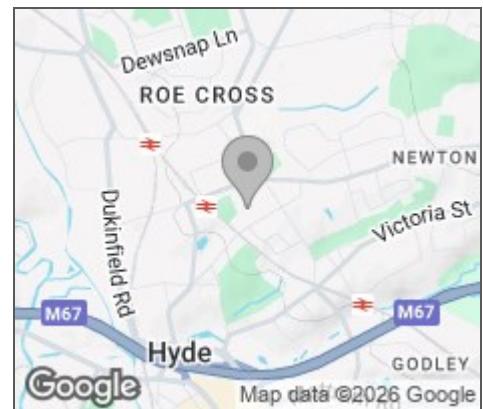
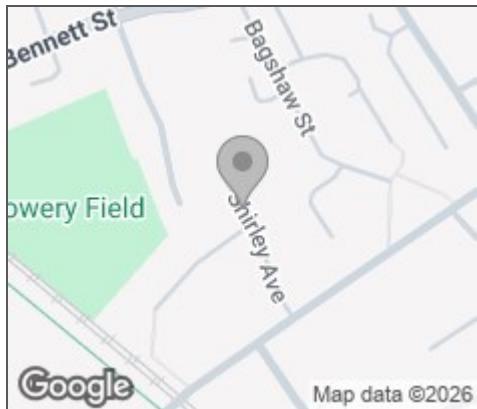
## Additional Information

Tenure:

EPC:

Council Tax:





Total area: approx. 70.1 sq. metres (754.1 sq. feet)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: [info@awilsonestates.com](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)