



Flat 10 Werneth Court Stockport Road, Hyde, SK14 5QG

£850 Per Month

A Wilson Estates are delighted to offer To Let this well presented two bedroom first floor apartment, ideally located just a short stroll from the heart of Gee Cross Village.

The property is approached via an entrance driveway leading to a communal parking area, where the apartment benefits from an allocated parking space. A private entrance and staircase provide access to the accommodation, ensuring a sense of privacy.

Internally, the apartment offers generous living space throughout and comprises a spacious entrance hallway, a bright lounge, and a kitchen/breakfast room. Two double bedrooms a modern family bathroom completes the layout.

Situated in a popular location, the apartment is within easy reach of Gee Cross Village, offering a fantastic selection of local shops, cafés, pubs, and amenities. Excellent transport links are also close by, with regular bus routes and easy access to the motorway network.

Early viewing highly recommended, as properties in this location rarely stay on the market for long.

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Entrance Hallway

Wooden door from communal hallway. Lighting, laminate flooring, radiator, loft access and built in storage cupboard. Furniture included.

Lounge

uPVC double glazed window to front elevation. Electric fire and surround, lighting, radiator, blinds, and laminate flooring. Furniture included.

Kitchen

uPVC double glazed window to side elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Part tiled walls, lighting, blinds, radiator, and vinyl flooring. Appliances and utensils included.

Bathroom

uPVC double glazed window to front elevation. Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains fed shower over. Fully tiled walls, lighting, heated towel rail, and laminate flooring.

Bedroom One

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and blinds. Furniture included.

Bedroom Two

uPVC double glazed window front elevation. Lighting, radiator, carpet, and blinds. Furniture included.

Externally

The house is set within maintained grounds and comes with an allocated car parking space.

Additional Information

Council Tax Band : B

EPC Rating : D

Holding Deposit : £196

STRICTLY NO SMOKING POLICIES APPLY





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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ emissions			
England & Wales				England & Wales			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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