

PROPERTY DETAILS

1 Market Street, Denton, Manchester M34 2BN Tel: 0161-320 3388



12, CARRFIELD, HYDE, CHESHIRE £140,000 (OIRO)



Sleigh & Son Property Sales are delighted to offer for sale this modern and deceptively spacious two bedroomed second floor apartment, ideally positioned close to the heart of central Hyde and available with No Vendor Chain. Beautifully presented throughout, the property provides well proportioned accommodation including two double bedrooms, one with a contemporary en-suite, alongside a further sizeable modern bathroom.

This attractive apartment is an excellent choice for first time buyers, professionals, those looking to downsize, or buy to let investors.

A welcoming entrance hallway provides access to all main rooms. The lounge offers a comfortable living space with room for both seating and a dining table. Two well placed windows fill the room with natural light, creating a bright and airy atmosphere. The modern fitted kitchen is well equipped with a good range of storage units and work surfaces, and includes an integrated electric oven and integrated fridge freezer. The washer can also be included in the sale if required. Both bedrooms are generously proportioned and feature fitted wardrobes. The master bedroom also benefits from a convenient en-suite shower room, while a contemporary family bathroom completes the accommodation. Externally, the property enjoys an allocated parking space within the car park, with additional visitor parking available.

Carrfield enjoys an excellent location close to Hyde town centre, providing a wide range of local amenities, shops and services. The property is also ideally positioned for transport links, with easy access to the M67 motorway, while Hyde Park is just a short stroll away, offering pleasant green space close to home. A well presented apartment in a convenient location, offering modern and practical living with excellent accessibility.

www.sleighandson.com

PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those not yet fully conversant with metric measurements.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

GROUND FLOOR	Intercom controlled entrance door to communal area. Stairs leading to second floor apartment. Lighting.
ENTRANCE	
ENTRANCE	Door to entrance hallway. Wooden effect laminate flooring. Wall mounted intercom system. Door to inset cupboard housing water tank and door to further inset storage area. Wall mounted electric heater.
HALLWAY	Doors to all living areas. Inset spot lights to ceiling. Power points.
LOUNGE	Two uPVC double glazed Georgian style window to front aspect. Wooden effect laminate flooring and wall mounted electric heater. Inset spot lights to ceiling. Power points, TV point.
KITCHEN	Fitted with a range of walls and base units and drawers with complimentary work surface over. Stainless steel sink and drainer unit with central mixer tap. Integrated electric oven and four ring electric hob with overhead stainless steel chimney style extractor fan. Integrated fridge/freezer. Space and plumbing for washer. Wall mounted electric heater. Part tiled walls. Tiled floor. uPVC double glazed Georgian style window to side aspect. Inset spot lights to ceiling. Power points. Please note: the washing machine can be included within the sale if required.
BEDROOM ONE	Double bedroom. Fitted wardrobes and matching bedside cabinets. Wooden effect laminate flooring. Wall mounted electric heater. uPVC double glazed Georgian style window to side aspect. Door to en-suite. Ceiling light point, power points.
EN-SUITE	Three piece suite comprising of enclosed shower cubicle with wall mounted shower with tiled surround. Combination vanity unit incorporating sink wash basin and low level w/c with back flush system. Complimentary glass door wall unit. Heated towel rail. Part tiled walls. Tiled floor. Inset spot lights to ceiling.
BEDROOM TWO	Double bedroom. Fitted wardrobes. Wooden effect laminate flooring. Wall mounted electric heater. uPVC double glazed Georgian style window to rear aspect. Ceiling light point, power points, TV point.
BATHROOM	Three piece suite comprising bath with side panel, sink wash basin with work surface on base vanity unit, and low level w/c with back flush system on base shelved vanity unit. Complimentary wall unit with glass doors. Heated towel rail. Part tiled walls. Tiled floor. Inset spot lights to ceiling.
EXTERIOR	Secure parking to rear with an allocated car parking space and accompanying visitors parking spaces.

Tenure: Leasehold. 155 years from 1st February 2006. Currently £160.00 per annum

Monthly Service Charge - £142 per month

Council Tax B

Traditional brick built with tiled roof. Services: Electric, water (metered), sewerage and Wi-Fi





