



## St. Pauls Gardens Newman Street, Hyde, SK14 2JQ

**£100,000**

Welcome St Pauls Gardens, this one-bedroom ground floor apartment situated in Newton, Hyde.

The development is highly regarded with the beautiful communal gardens currently in full bloom. A real sense of community spirit is highlighted with the well cared for area complete with garden furniture set out in a social able manner.

The apartment is accessed via your own front door offering a real independent living feel, you are then welcomed into a hallway, light and airy lounge, there is also a handy storage cupboard, the kitchen is a good-size, bedroom and bathroom. The apartment would benefit from some slight upgrading subject to your own personal taste. Externally there is space to sit out and enjoy the sunshine or perhaps a spot of gardening with neighbours.

The development also offers space to park for yourself and your visitors.

The property would make an ideal purchase for those looking to downsize or even those looking to buy for the very first time.

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, Hyde, SK14 2JQ

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## External

### Hallway

1'10" x 9'1" (0.56m x 2.77m)

Doors to lounge, bedroom and kitchen and useful built in cupboard.

### Lounge

11'11" x 9'11" (3.63m x 3.02m)

Window to the rear elevation. Ceiling lights & wall mounted heater.

### Kitchen

9'5" x 6'8" (2.87m x 2.03m)

Window to front elevation Fitted kitchen with space for a washing machine, fridge-freezer and cooker. Stainless steel sink unit with mixer tap.

### Bedroom

11'11" x 9'1" (3.63m x 2.77m)

Window to the rear elevation. Ceiling light & wall heater.

### Bathroom

7'3" x 6'0" (2.21m x 1.83m)

Window to front elevation. Panel bath, low level W.C and hand wash basin.

### Storage

1'10" x 2'11" (0.56m x 0.88m)

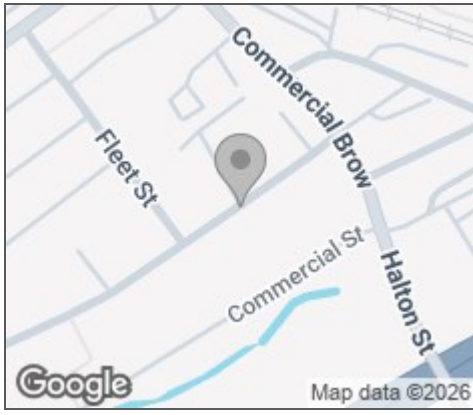
### Additional Information

Tenure: Leasehold

EPC Rating: D

Council Tax Band: A





## Ground Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 36.6 sq. metres (394.0 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
Very energy efficient - lower running costs	(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>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	73

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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