

PROPERTY DETAILS

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



4 CHRISTY CLOSE, HYDE, TAMESIDE, SK14 4GY

£110,000

A modern ground floor one bedroomed apartment featuring a fully integrated modern kitchen and a spacious bathroom. Ideally positioned in a popular area close to local amenities and offered with No Vendor Chain.



Sleigh & Son Property Sales are delighted to offer for sale, with No Vendor Chain, this one bedroomed ground floor apartment situated close to a wide selection of local amenities, excellent bus routes, and motorway and train network links. It represents an ideal purchase for a first time buyer taking their first step onto the property ladder, or equally for someone wishing to downsize. Situated within a well established residential area of Hyde, the ground floor position also makes this an excellent choice for purchasers who prefer to avoid stairs.

The accommodation includes a welcoming lounge with patio doors opening onto a private enclosed patio seating area, a modern fully integrated kitchen complete with oven & hob, fridge, freezer, washing machine, and dishwasher, providing all essential appliances without the need for additional white goods. A spacious bathroom with useful storage and a double bedroom complete the layout. The property also benefits from a secure allocated parking space positioned directly at the front of the building.

Christy Close is a residential apartment development located off Newton Street in Hyde, Tameside. It primarily features purpose built, one-and- two second floor flats surrounded by mature trees and landscaped communal gardens and is situated close to Hyde Town Centre, with easy access to its full range of amenities, bus routes, the train station, and major motorway links.

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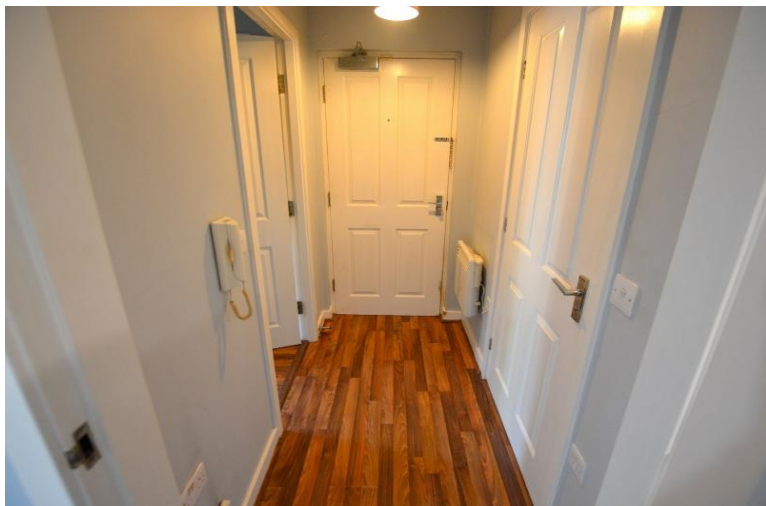
PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE TO BUILDING	Door to residence entrance foyer.
ENTRANCE HALLWAY	Door to entrance hallway. Wooden effect laminate flooring, wall mounted electric heater and separate doors to bathroom, bedroom and open plan lounge/kitchen. Wall mounted telephone intercom, smoke alarm to ceiling, power points and ceiling light point.
BATHROOM	Three piece suite comprising of bath with side panel and wall mounted power shower to bath. Sink wash basin on base vanity unit with overhead fitted mirror and low level wc unit with back flush system. Part tiled walls. Tiled floor. Heated chrome towel rail and double shelving to one wall. Extractor fan and ceiling light point.
BEDROOM	Double bedroom with uPVC double glazed window to front aspect and wooden effect flooring. Wall mounted electric heater and door to inset storage cupboard currently housing water tank, utilities and alarm pad. Ceiling light point, power points.
LOUNGE/DINER	Kitchen area fitted with a range of wall and base units and drawers with complimentary work surface over and breakfast bar seating area. Integrated oven with four ring electric hob and overhead chimney style chrome extractor fan. Integrated fridge, freezer, washing machine and dishwasher. Part tiled walls and tiled floor. uPVC double glazed window to side aspect and walk through to lounge area. Inset spot lights to ceiling and power points. Lounge area with uPVC double glazed patio doors to private enclosed seating area. Wooden effect laminate flooring and wall mounted electric heater. Inset spot lights to ceiling, power points and TV point.
EXTERIOR	To the direct front of the property there is a clearly marked allocated parking space.
FURTHER INFO	Tenure: Leasehold. 155 years from 1 Feb 2006. £110 per annum during the first 25 years of the term, thereafter subject to review. Council Tax Band A. Monthly service charges: £149.69. A traditional brick built development with a tiled roof, served by mains electric, mains water (metered) and mains sewerage.

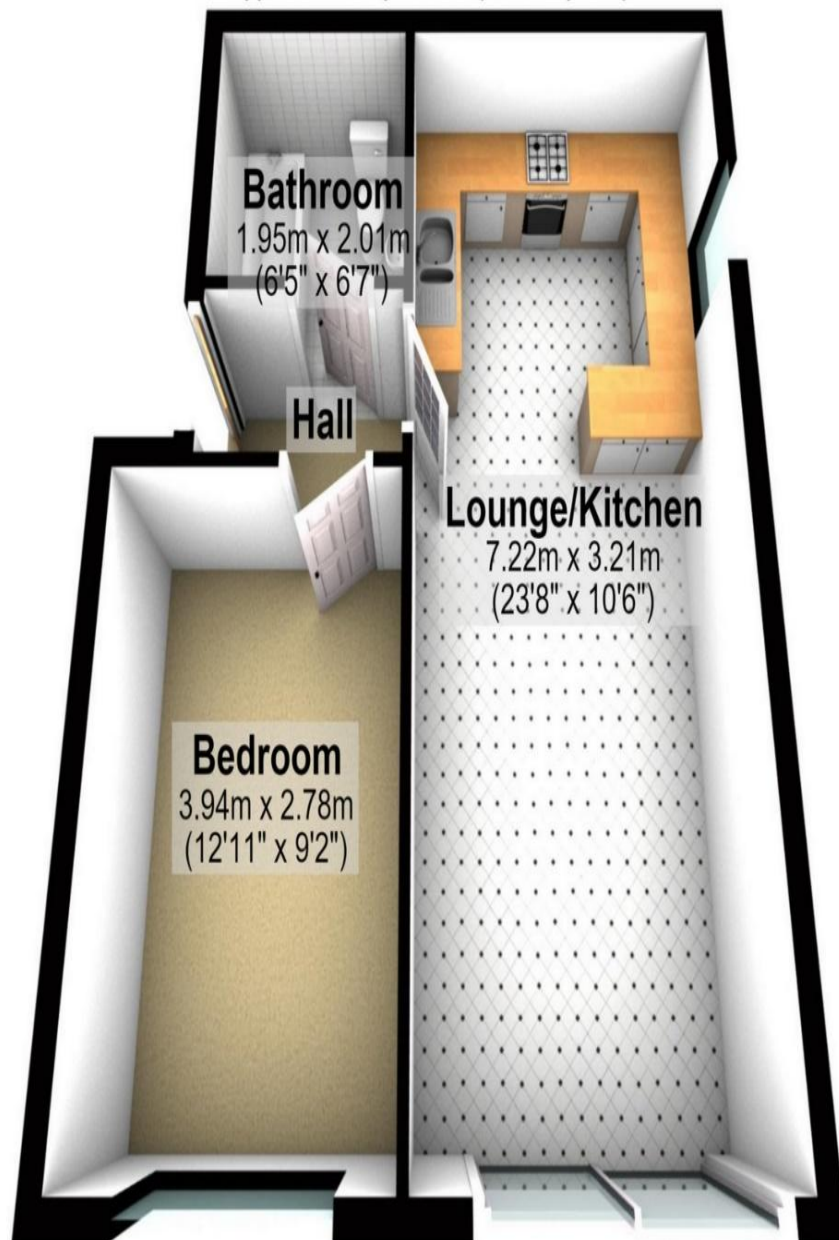






Ground Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



Whilst all care has been taken to measure the rooms accurately, they should be used for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Plan produced using PlanUp.