



277 Talbot Road, Hyde, SK14 4EQ

Guide Price £150,000

- Deceptively Spacious End Terrace
- Gardens to the Front and Side
- Two Double Bedrooms
- In Need of Updating - Priced Accordingly
- Two Separate Reception Rooms
- No Vendor Chain

277 Talbot Road, Hyde SK14 4EQ

Deceptively Spacious End Terrace. Two Double Bedrooms and Two Reception Rooms. Gardens to the Front and Rear. In Need of Updating - Priced Accordingly. NO VENDOR CHAIN



Council Tax Band: A



Joules bring to the market this deceptively spacious two double bedroom end terraced property.

The property is in need of updating but offers an ideal opportunity to acquire a good sized home to put your own stamp on. Priced to take into account the works required.

Briefly comprising: Entrance hall, front lounge, rear dining/sitting room and kitchen with a range of units. Venturing upstairs you will find two double bedrooms and a bathroom.

Outside to the front is a good sized lawned front garden and an enclosed rear garden with brick built outhouse. Worth a mention is the extra plot of land running along the side of the property which is an added bonus, we believe neighbours have right of way access across this land and access must be given at all times - this will need to be clarified by a purchasers solicitor.

Must be viewed to fully appreciate the potential this property has to offer!

Entrance

PVC entrance door to hallway

Hallway

14'8" x 3'4"

Stairs to first floor, doors to lounge and kitchen

Lounge

11'4" (plus bay) x 10'0"

Double glazed bay window overlooking the front garden. , tiled fireplace housing electric fire (not tested). Open arch to inner hall with understairs storage cupboard

Dining Room

11'4" x 8'6"

Double glazed window overlooking rear garden, tiled fireplace

Kitchen

17'2" x 4'4" plus bay

Galley style kitchen with a range of units comprising: Single drainer stainless steel sink unit with mixer tap, cupboards below, further base, drawer and eye level units.

Plumbed and access for an automatic washing machine. Double glazed bay window to the side elevation, double glazed window to the rear, internal window to the dining room. PVC door to rear garden

First Floor

Stairs and Landing

Handy built in storage cupboards, loft access hatch, doors to all first floor rooms

Bedroom One

13'4" x 11'4" max

Double bedroom, double glazed window overlooking the front garden. Fitted cupboards and shelving

Bedroom Two

11'4" x 8'0" (plus door recess)

Double bedroom, double glazed window overlooking the rear garden. Fitted cupboards and shelving, open doorway to walk-in wardrobe with cupboards and clothes hanging rails.

Bathroom

White suite comprising: low level WC, panelled bath with shower over. Wash hand basin with cupboard below. Tiled splashbacks. Double glazed window to the rear elevation.

Gardens

Front Garden

Lawned front garden with privet hedging. Pathway in front of the properties with right of way across the terrace

Side

Rough land to the side of the property leading around to the rear. Right of way access across to neighbouring properties must be given at all times

Rear Garden

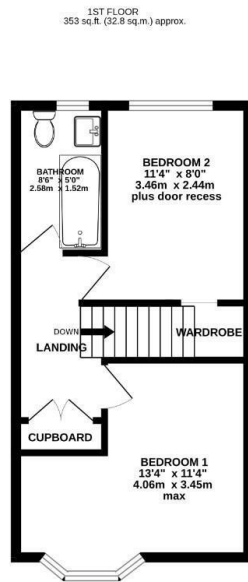
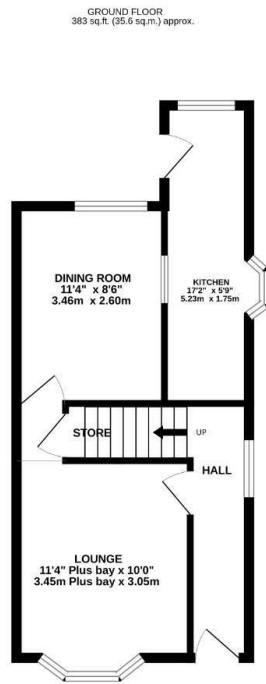
Enclosed rear garden with fenced boundaries. Brick built outbuilding. Garden pond. Gate to side elevation

IMPORTANT NOTICE

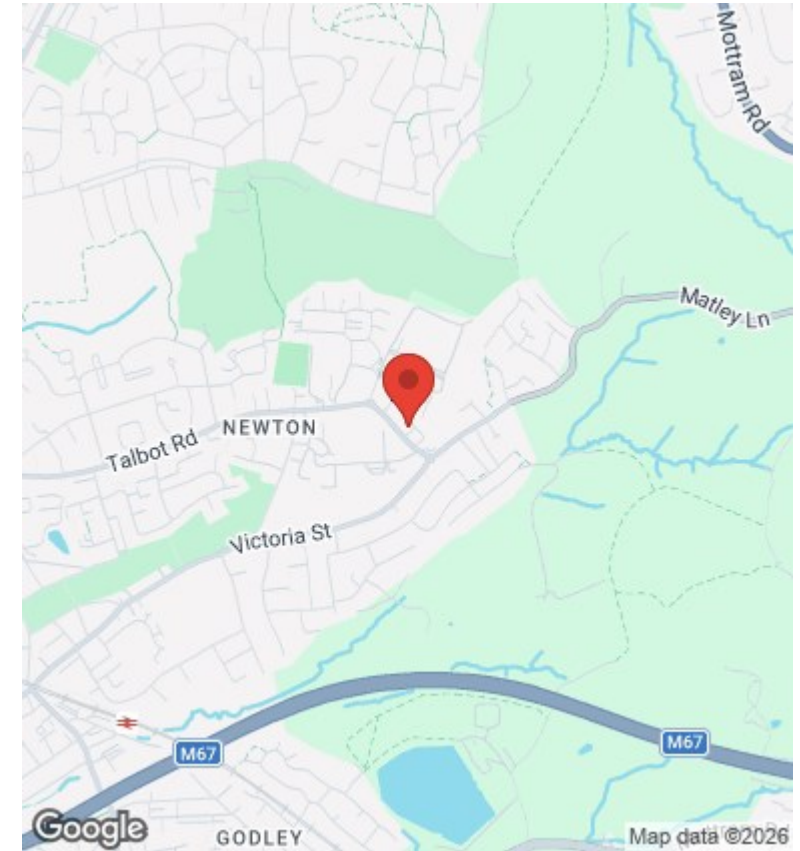
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TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor area, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any inaccuracy or misstatement. This plan is for information only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the date shown with this plan.



Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

A

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