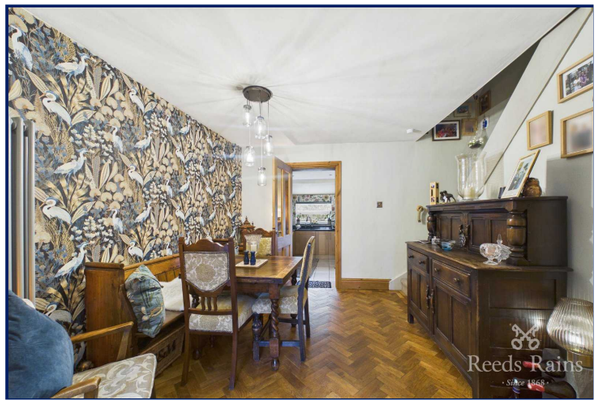
















Talbot Road, Hyde, Greater Manchester, SK14

Offers Over: £260,000
Leasehold

Reeds Rains

reedsrains.co.uk

Talbot Road, Hyde, Greater Manchester, SK14

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Council Tax Band:
EPC Rating: TBC

Discover the charm and elegance of this stunning terrace cottage, a true testament to the care and dedication of its current owners. This enchanting home is a perfect haven for discerning buyers seeking a blend of comfort, style, and practicality.

Entrance Porch
With double glazed door and windows to front aspect.

Lounge
With double glazed window to front aspect. Radiator and gas fire. Parquet flooring.

Dining Room
With door leading to the cellar. Radiator. Parquet flooring. Stairs to first floor.

Kitchen
A range of wall and base units with integrated fridge/ freezer, washing machine, hob and oven. Double glazed window to rear aspect. Door leading to the garden. Radiator.

Stairs down to

Celler room
Currently used for storage leading to the bedroom

Bedroom
With double glazed door and window. Radiator.

First floor.

Bedroom
With double glazed window to front aspect and radiator.

Bedroom
With double glazed window to rear aspect and radiator.

Bathroom/wc
A modern suite of bath with shower over, low level wc and wash basin. Towel rail.

External
An enclosed rear garden with decked area leading to the summer house. Summer house with mains electric. To the front of the property are Indian stone steps leading to the front of the property.

Driveway
To the side of the property. Space for several vehicles and an electric charging point.

Tenure
Leasehold- 2000 years from 1 April 1823

Councill Tax
Band B

Agens Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk