DAWSONS

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18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292
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Hattersley Road West, Hyde, SK14 3LF

Dawsons are pleased to offer this charming mid-terrace property. This three-bedroom home is ideal for growing families or first-time-buyers. On the ground floor you'll find a welcoming lounge flooded with natural light, a functional kitchen with space for a dining table. Upstairs are three well-proportioned bedrooms plus a bathroom and WC. The property is located close to local amenities and schools are nearby, with easy access to transport links into Hyde, Manchester and beyond. Viewing recommended.

The property benefits from an energy efficient heat pump heating system. There are also fitted solar panels installed under a lease/rental agreement.

Offers Over £200,000

National Association NAEA Estate Agents

CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS

RICS

Hattersley Road West, Hyde, SK14 3LF

- Three bedroom terraced property
- Low maintenance gardens
- Close to local amenities
- Energy efficient heat pump
- Kitchen/Dining room
- No vendor chain
- Well presented throughout
- Excellent commuter links

First floor

Hallway
uPBV double glazed door and window to front,laminate flooring, doors to:

Reception room
12' x 19' (3.66m x 5.79m)
uPVC double glazed window, feature fireplace with electrice fire, laminate flooring gas central heating radiator, door leading to front garden, uPVC double glazed French door leading to rear garden.

Kitchen/Dining room
13' x 19' (3.96m x 5.79m)
uPVC double glazed window, fitted with a range of wall and base units with worksurface over, breakfast bar, inset sink and drainer with mixer tap, built in oven and hob with extractof fan, plumbing for automatic washing machine, door to storage cupboard, door leading to front garden, space for dining table, gas central heating radiator, door leading to rear garden.

First floor

Landing
Doors leading to:

Bedroom one
12' x 10' (3.66m x 3.05m)
uPVC double glazed window, gas central heating radiator.

Bedroom two
11' x 11' (3.35m x 3.35m)
uPVC double glazed window, gas central heating radiator.

Bedroom three
9' x 8' (2.74m x 2.44m)
uPVC double glazed window, gas central heating radiator.

Bathroom
5' x 6' (1.52m x 1.83m)
uPVC double glazed window, fitted with a panelled bath with shower over, tiled wall, pedestal wash hand basin, heated towel rail.

WC
5' x 3' (1.52m x 0.91m)
uPVC double glazed window, low level WC.

Externally
Low maintenance gardens to front and rear.

N.B.
The property benefits from an energy efficient heat pump heating system. There are also fitted solar panels installed under a lease/rental agreement.

AML Checks
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

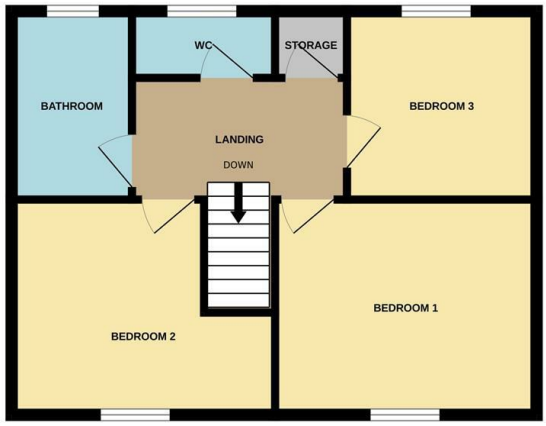
This is a legal requirement to meet HMRC and UK law guidelines .

Directions

Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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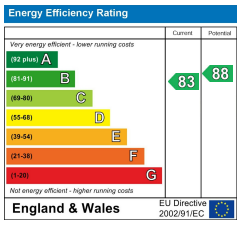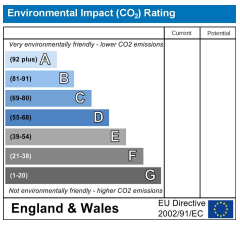
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