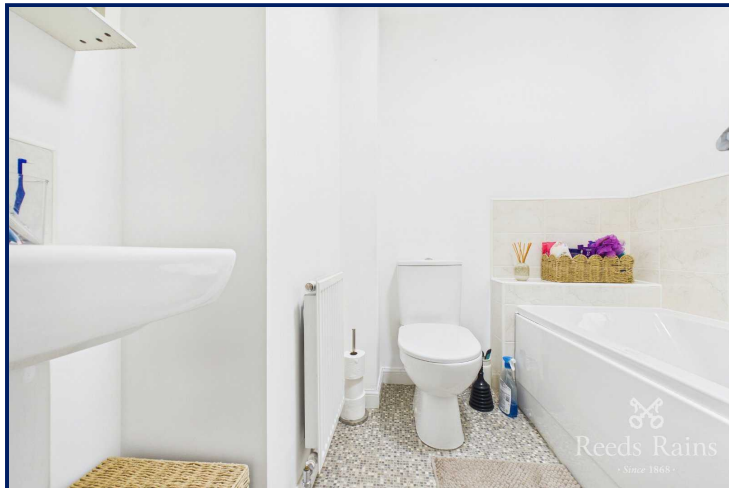
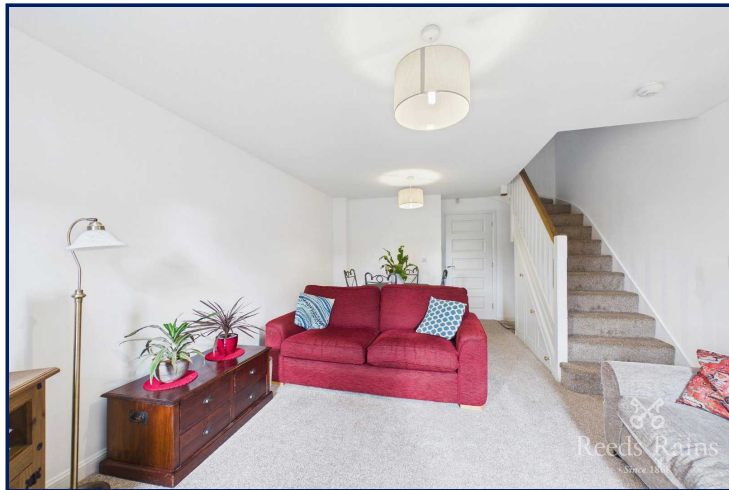




Pudding Lane, Hyde, Greater Manchester, SK14

Asking Price: £210,000
Freehold

 **Reeds Rains**

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Pudding Lane, Hyde, Greater Manchester, SK14
Asking Price: £210,000 Freehold

Council Tax Band: B
EPC Rating: TBC

Discover the perfect first-time buyer home, a charming and move-in-ready residence that offers comfort, convenience, and style. Nestled in a friendly neighbourhood, this delightful property boasts a well-designed layout that caters to modern living.

Entrance
Double glazed door to front aspect. Storage.

Cloakroom/wc
A modern suite of low level wc and wash basin. Radiator.

Kitchen
A modern kitchen with integrated hob and oven. Plumbing and space for washing machine and room for fridge/freezer. Double glazed window to front aspect.

Lounge/Dining Room
With Double glazed French doors leading to the garden. Radiator. Stairs to first floor.

First Floor

Bedroom
With double glazed window and radiator.

Bedroom
With double glazed window and radiator.

Ensuite
A three piece suite of walk in shower, low level wc and wash basin. Radiator.

Bathroom/wc
A three piece suite of bath with shower attachment, low level wc and wash basin. Radiator.

External
An enclosed rear garden.

Parking
Residents parking in a secure gated area

Tenure
Freehold.

Council Tax
Band B

Agents 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.

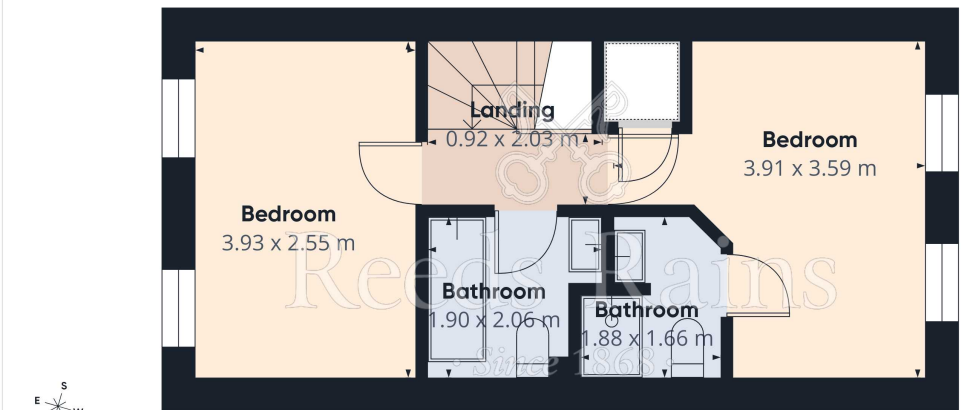
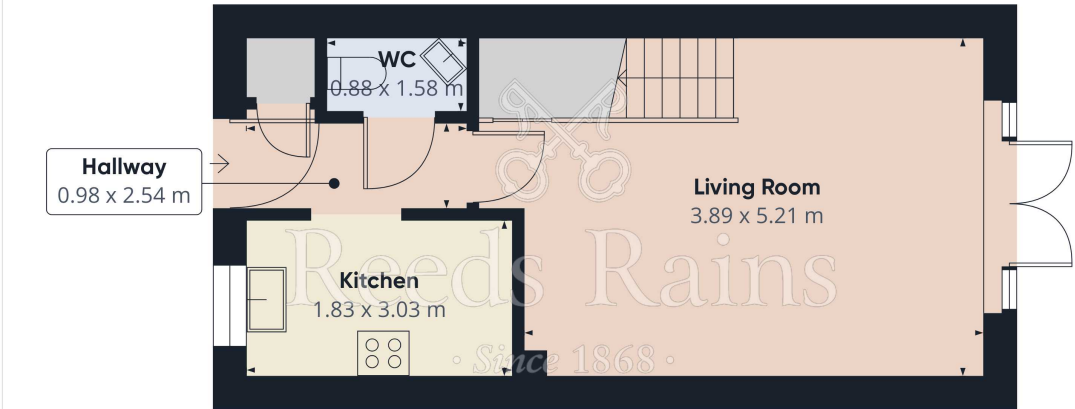
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All Measurements
All Measurements are Approximate.

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.



Approximate total area⁽¹⁾
61.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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](https://www.reedsrains.co.uk)