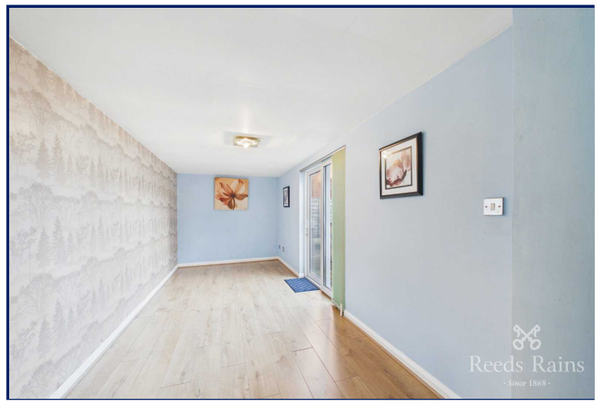


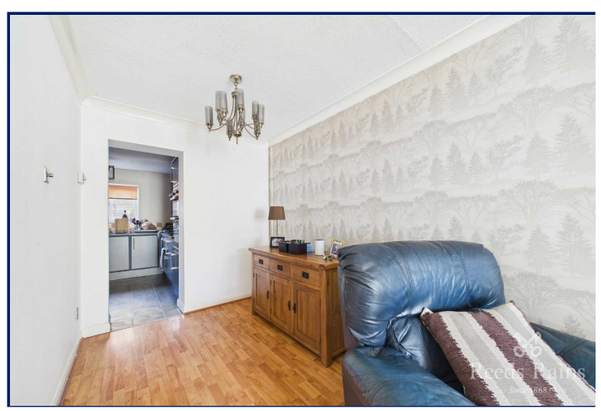


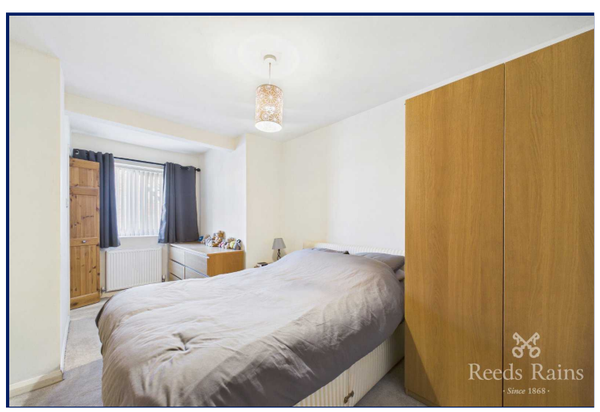












Charlton Avenue, Hyde, Greater Manchester, SK14

Asking Price: £280,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Charlton Avenue, Hyde, Greater Manchester, SK14

Asking Price: £280,000 Freehold

Council Tax Band:
EPC Rating: D

A Charming Family Home in Newton
Set within a lovely Newton estate, this spacious three-bedroom extended semi-detached home offers a wonderful blend of comfort, style and practicality. With local schools and excellent transport links close by, it's perfectly placed for busy family life.

Entrance Hall
With double glazed door to front aspect. Stairs to first floor. Radiator.

Lounge
With double glazed window to front aspect. Radiator. Understairs storage.

Kitchen
A range of units with integrated hob and oven. Room for fridge/freezer. Double glazed window to rear aspect. Radiator.

Utility Room
With double glazed to side aspect. Plumbing and space for washing machine and room for dryer. Radiator.

Second Lounge
With double glazed window to front aspect. Double glazed patio doors leading to the garden. Radiator.

First Floor
With double glazed window and side aspect. Loft access.

Bedroom
With double glazed window to rear aspect. Radiator.

Ensuite Shower Room/wc
A three piece suite of shower, low level wc and wash basin.

Bedroom
With double glazed window to front aspect. Radiator.

Bedroom
With double glazed window and radiator. Storage cupboard.

Bathroom/wc
A four piece bathroom suite of walk in shower, low level wc, wash basin and bath. Double glazed window. Towel rail.

External
An enclosed rear garden with decked seating area. Driveway parking to the front.

Tenure
Freehold.

Council Tax
Band C

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.



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