home estate agents

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Lodge Street, Hyde, SK14 4LE

Offers over £137,950

NO VENDOR CHAIN An excellent opportunity to purchase this two-bedroom mid-terraced cottage, ideally suited to first-time buyers, buy-to-let investors or those looking to downsize. Conveniently positioned within walking distance of Hyde Park and the nearby playing fields, the property is also well placed for enjoying local amenities and outdoor recreation.

The accommodation briefly comprises an entrance vestibule leading into the lounge and kitchen to the ground floor, with two bedrooms and a bathroom to the first floor. Externally, there is a paved yard to the rear, providing a practical outdoor space.

The property would benefit from some updating and finishing off, offering buyers the opportunity to add their own personal touch and unlock its potential. Offered for sale with no vendor chain, this cottage represents an appealing prospect for those seeking a home to make their own or an investment opportunity.







GROUND FLOOR

Entrance Vestibule
3'5" x 3'8" (1.04m x 1.12m)
Door to front, door leading to:

Lounge
13'7" x 13'1" (4.13m x 3.99m)
Double glazed window to front, feature inglenook fireplace, door leading to:

Kitchen
8'11" x 13'1" (2.73m x 3.99m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, two double glazed windows to rear, door leading out to:

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
11'1" x 11'10" (3.38m x 3.61m)
Double glazed window to front, radiator, built-in wardrobes and drawers.

Bedroom 2
5'11" x 8'4" (1.80m x 2.54m)
Double glazed window to rear, radiator.

Bathroom
11'5" x 5'6" (3.49m x 1.68m)
Three piece suite comprising, bath, pedestal wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

OUTSIDE
Paved yard area to the rear.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 54.4 sq. metres (585.8 sq. feet)





