



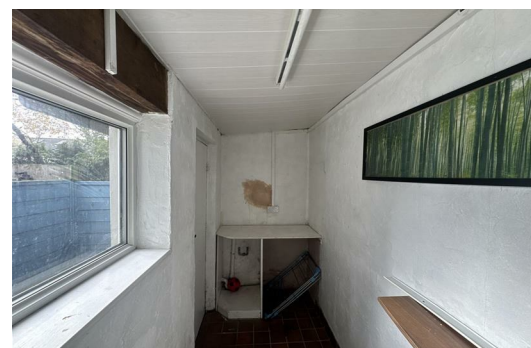
Ashton Road, Hyde, SK14 4BH

Offers over £150,000

For sale with no vendor chain, this charming two-bedroom mid-terrace property is ideally situated in a convenient area of Hyde, within walking distance of the train station, local schools, and a range of everyday amenities. Hyde Park is also just a short distance away, providing pleasant green space for leisure and recreation.

The accommodation offers a well-planned layout comprising an entrance vestibule, a welcoming lounge, and a fitted kitchen with space for appliances and access to a useful utility area on the ground floor. To the first floor are two well-proportioned bedrooms, including a main bedroom complete with its own en-suite shower, as well as a three piece bathroom.

Externally, the property benefits from a neat forecourt garden to the front and a private enclosed yard to the rear, ideal for outdoor seating or entertaining. This home would make an excellent first-time purchase or investment opportunity, offering great potential, close to transport links and amenities. **Viewing Highly Recommended**



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

12'10" x 13'10" (3.91m x 4.22m)

Double glazed window to front, feature fireplace, radiator, door leading to:

Kitchen

9'8" x 13'10" (2.95m x 4.22m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, space for cooker, double glazed window to rear, radiator, door to storage cupboard, door leading to:

Utility

10'7" x 3'10" (3.23m x 1.16m)

Plumbing for washing machine, space for tumble dryer, double glazed window to side, door leading out to rear yard.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

16'8" x 13'10" (5.09m x 4.22m)

Double glazed window to front, feature fireplace, door leading to:

En-Suite Shower Room

Shower cubicle with tiled walls.

Bedroom 2

9'8" x 8'0" (2.94m x 2.43m)

Double glazed window to rear, radiator.

Bathroom

5'6" x 5'7" (1.68m x 1.69m)

Three piece suite comprising bath, wash hand basin and low-level WC, part tiled walls, double glazed window to rear.

OUTSIDE

Forecourt garden to the front, Enclosed yard to 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/herself 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.

WWW.HOME EA.CO.UK

