



## Walnut Close, Hyde, SK14 3ST

Offers in the region of £200,000

Welcome to this charming lower ground apartment located in the desirable Walnut Close, Hyde. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, or individuals seeking a comfortable living space. The apartment boasts a spacious reception room, perfect for relaxing or entertaining guests.

One of the standout features of this property is the convenient lift access, ensuring ease of movement for all residents. Additionally, there are no age restrictions, making this apartment suitable for a wide range of buyers or renters.

The well-maintained communal gardens provide a lovely outdoor space for residents to enjoy, offering a peaceful retreat right at your doorstep. For those who require parking, the property includes space for one vehicle, adding to the convenience of living in this lovely apartment and visitor parking available too.

Situated just a five-minute drive or 20 minute walk from the town centre, you will find yourself in close proximity to a variety of shops, cafes, and local amenities, making daily life both easy and enjoyable. Fancy a train ride into Manchester? The Godley train station is a 5 minute walk from the property.

This apartment presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location. Do not miss the chance to make this delightful property your new home.



## Open plan living room \ Kitchen

22'0" x 15'0" (6.71m x 4.57m)

Open plan living room with Juliette balcony patio doors that open inwards.

3 separate windows all double glazed. Living room area is carpeted.

Good size L shape kitchen with base units and high units. Fitted basin sink drainer. Integrated dishwasher, fridge freezer & washing machine. Electric fitted oven & hob including extractor.

## Bedroom 2

8'0" x 13'0" (2.44m x 3.96m)

Fully fitted wardrobes and desk table. Double glazed window

## Bedroom 1

13'0" x 8'1" (3.96m x 2.46m)

Fully fitted wardrobes. Double glazed window overlooking communal gardens

## Hallway

17'0" x 3'0" (5.18m x 0.91m)

Long L shape hallway

## Bathroom

7'0" x 5'0" (2.13m x 1.52m)

Immaculate and very modern. Large base tray shower unit.

Vanity base with sink & mirror, toilet. Metal wall radiator

## Store Room

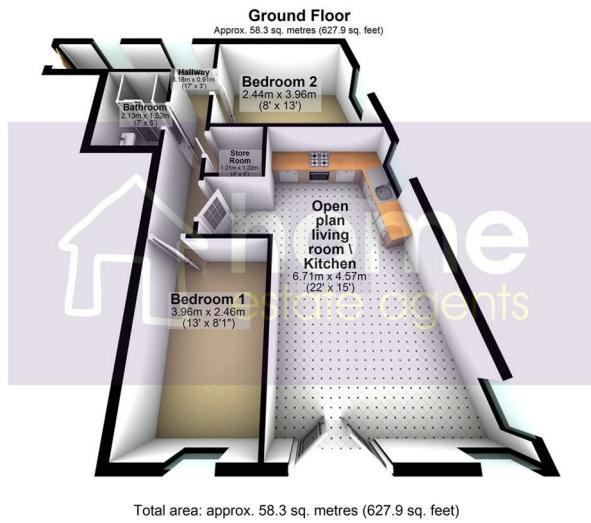
4'0" x 4'0" (1.21m x 1.22m)

Perfect for all cleaning appliances and coats

## 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.



Total area: approx. 58.3 sq. metres (627.9 sq. feet)

