



## Markham Street, Hyde, SK14 4BN

**Offers in the region of £160,000**

Make us an offer on the deceptively spacious is the best way to describe this two double bedroom, two reception room extended mid terraced property with gardens to front and rear being offered chain free and with fantastic potential of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation briefly comprises: Entrance Porch, entrance hallway, lounge, dining room and a kitchen to the ground floor. Whilst to the first floor there are two double bedrooms and a bathroom/WC. The property is double glazed and central heated and as previously mentioned has good sized gardens to both the front and rear.

Viewing Highly Recommended- Chain Free!





## GROUND FLOOR

### Porch

Upvc double glazed front door and window to front, door to hallway.

### Hall

Stairs to the first floor, glazed door to lounge.

### Lounge

11'11" x 11'11" (3.63m x 3.63m)

Double glazed box bay window to front, fitted fire and radiator.

### Dining Room

11'9" x 15'0" (3.58m x 4.57m)

Double glazed box bay window to rear, fitted fire, under stairs storage cupboard and radiator.

### Kitchen

15'0" x 6'5" (4.57m x 1.96m)

Fitted kitchen with a matching range of base and eye level units with worktops over and incorporating a single drainer sink unit and mixer tap, space for fridge/freezer, space for cooker, Upvc double glazed window, Upvc double glazed door to the garden, space and plumbing for automatic washing machine, gas central heating boiler, part tiled walls.

## FIRST FLOOR

### Landing

Access to roof void

### Bedroom 1

12'0" x 15'0" (3.66m x 4.57m)

Two Upvc double glazed windows to front, fitted recess wardrobe and radiator.

### Bedroom 2

11'8" x 9'5" (3.55m x 2.88m)

Upvc double glazed window to rear, fitted recess wardrobe and radiator.

### Bathroom/WC

Fitted shower cubicle with electric shower, pedestal wash hand basin, low level WC, double glazed window to rear, tiled walls, airing cupboard with hot water cylinder.

## OUTSIDE

### Gardens

To the front is a good sized garden with walled boundaries and wrought iron gate, potential for off road parking (Subject to Planning Consent). Whilst to the rear is a good sized garden with astro turf lawned garden, brick built storage shed, fenced boundaries.

## 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.

