Taylor Street
Hyde, SK14 8PA

Offers over £179,950

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Situated in a popular and quiet residential location in Hollingworth, this two bedroom mid-terraced property offers an excellent opportunity for buyers looking for a home they can modernise and personalise to their own taste. Offered for sale with no vendor chain, the property provides well-proportioned accommodation together with enclosed gardens to both the front and rear.

Hollingworth is particularly well placed for those who enjoy the outdoors, with an abundance of nearby green spaces, countryside walks and picturesque reservoir trails right on the doorstep. The property is also conveniently positioned for local transport links, while the nearby towns of Glossop and Stalybridge are both easily accessible, providing a wide range of shops, amenities, schools and leisure facilities.

The accommodation briefly comprises an entrance leading into the lounge, with a kitchen/diner providing a practical space for everyday living and entertaining. A conservatory to the rear provides additional living space and enjoys views over the garden. To the first floor are two bedrooms and a bathroom.
Externally, the property benefits from a mature planted garden to the front, while to the rear is an enclosed garden featuring a combination of paved and gravelled areas.

An ideal opportunity for someone looking to create their own home, with the property offering plenty of scope for modernisation and improvement while already benefiting from a desirable location, good outdoor space and no vendor chain.

GROUND FLOOR

Lounge 12'10" x 13'11" (3.90m x 4.23m)
Door to front, double glazed bay window to front, feature fireplace with inset fire, radiator, door leading to:

Inner Hallway 2'5" x 5'7" (0.74m x 1.70m)
Stairs leading to first floor, door leading to:

Kitchen/Diner 8'6" x 13'11" (2.59m x 4.23m)
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, double glazed window to rear, radiator, door leading to:

Conservatory 5'7" x 13'11" (1.70m x 4.23m)
Double glazed window to rear, door leading out to rear garden.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1 12'4" x 13'11" (3.76m x 4.23m)
Two double glazed windows to front, radiator.

Bedroom 2 8'6" x 8'0" (2.59m x 2.44m)
Double glazed window to rear, radiator.

Bathroom 5'6" x 5'3" (1.67m x 1.60m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Mature planted garden to the front. Enclosed paved and gravelled garden 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC