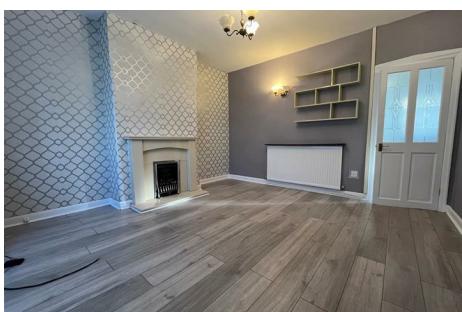


# DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Talbot Road, Hyde, SK14 4HH

We are pleased to offer this well presented Semi-detached house. Close to Hyde town centre and Dukinfield. Positioned within easy reach of Flowery Field Train Station and local schools. The property benefits from UPVC double glazing and gas central heating.

Newly decorated with new floor coverings.

To be Let on and UNFURNISHED basis - the property comprises;

Entrance Hall, Lounge, Large Dining Kitchen, 2 Double Bedrooms, Bathroom/WC with shower.

Enclosed gardens to three sides.

£925 pcm + Holding Deposit

Council Tax Band B

Energy Efficiency Rating D

Tenancy Term 6 months

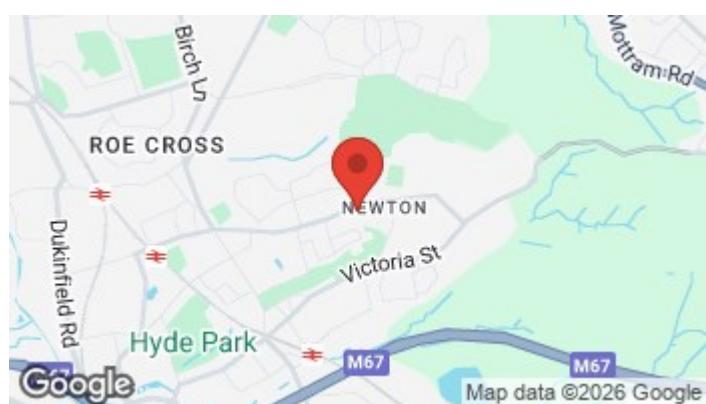
**£925 PCM**



CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS



Talbot Road, Hyde, SK14 4HH



[Directions](#)



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Council		Council
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	