



## 26 Hickenfield Road, Hyde, SK14 4HX

**Offers Over £195,000**

Hickenfield Road, a semi-detached property which has been recently refreshed perfect for those looking to buy for the first time or as a ready to go buy to let investment opportunity.

Upon entering into the entrance hallway this leads into a light and airy lounge further to this there is kitchen with space to dine in. A staircase from the entrance hall takes you to the the first floor where there are two double bedrooms plus a family bathroom. Externally there are gardens both front and rear.

The property benefits from recently updates including roof and rewire perfect for those who just want to add their own decorative touches.

The property is being sold with no forwarding vendor chain making meaning that you could complete in a very timely manner subject to any necessary surveys and conveyancing.

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, Hyde, SK14 4HX

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## **Entrance Vestibule**

5'6" x 6'0" (1.70m x 1.83m)

Door to: Kitchen Area. Lounge. Stairs leading to first floor.

## **Lounge**

16'5" x 10'8" (5.00m x 3.25m)

Window to front elevation. Electric fireplace. Radiator. Ceiling light. Door to:

## **Kitchen/Diner**

16'5" x 9'4" (5.00m x 2.84m)

Newly fitted Kitchen with a matching range of white gloss base and eye level units with coordinating worktops over. Built in electric oven with four ring electric hob and extractor hood over. Stainless steel sink with drainer and mixer tap. Space for Washing machine. Double radiator. Under stairs storage cupboard housing Glow Worm Boiler. Window to rear elevation, window to front elevation.

## **Storage**

Door to:

## **Bedroom 1**

16'5" x 9'6" (5.00m x 2.90m)

Window to front elevation. Window to rear elevation Double radiator, Ceiling light.

## **Landing**

Window to rear, door to:

## **Bathroom**

6'4" x 5'6" (1.95m x 1.7m)

Fitted with white three piece suite comprising of panelled bath with handwash basin and WC. Window to rear elevation.

## **Bedroom 2**

9'9" x 10'6" (2.96m x 3.21m)

Window to front elevation. Double radiator. Ceiling light. Storage cupboard.

## **Storage**

## **Storage**

## **Additional Information**

Tenure: Freehold

EPC Rating: TBC

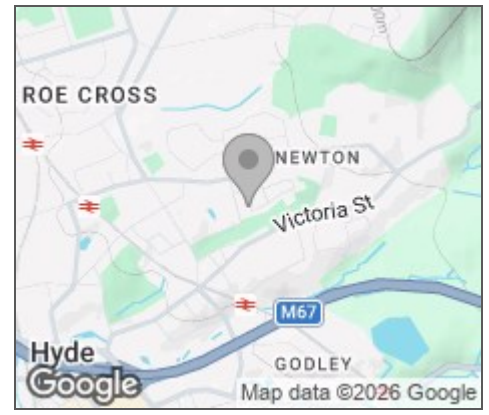
Council Tax Band: A

## **Outside and Gardens**

Private enclosed lawned garden to the front with path leading to front door.

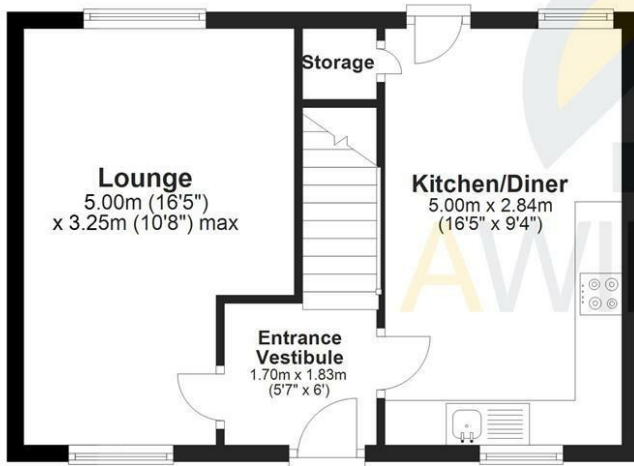
Large private enclosed rear garden with lawned and patio area.





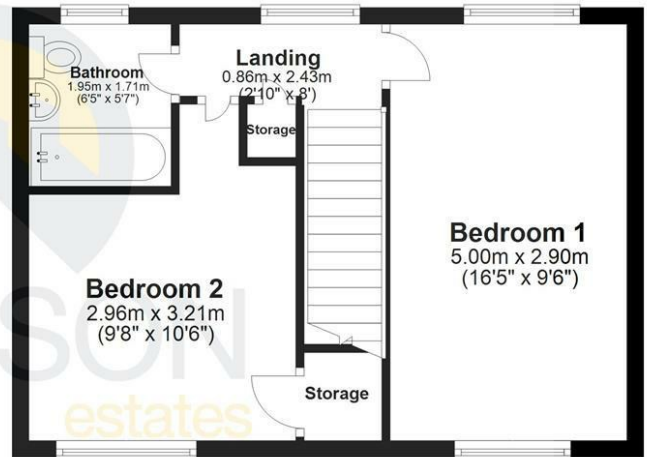
### Ground Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



Total area: approx. 71.9 sq. metres (774.0 sq. feet)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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