



## Godfrey Mill Commercial Street, Hyde, SK14 2HH

**£145,000**

A Wilson Estates are delighted to offer for sale this immaculately presented ground floor apartment set within a converted mill just off Commercial Street in Hyde. Set within a secure gated development, the home benefits from allocated parking and well kept communal areas. As you arrive, an intercom entry system gives you easy access to the communal entrance, and Apartment Three sits on the ground floor for convenient living.

Step through the front door of the apartment into an entrance hallway leading to a stylish open plan lounge/dining room/kitchen. The kitchen is modern with cream gloss units and oak block style worktops, with integrated fridge freezer and washing machine. The lounge area is spacious, with exposed brick wall giving a nod to the history of the mill. With two generous double bedrooms and a stylish three piece bathroom, this is an apartment that would be perfect for first time buyers or downsizers.

Godfrey Mill is well located - Morrisons supermarket is a five minute walk from your front door - handy for everyday essentials or the weekly shop, whilst Hyde town centre is a short stroll away with it's amenities including Clarendon Square shopping centre, ASDA supermarket, and a whole host of independent shops, bars and cafes.

For those looking to commute the M67 motorway is close by, providing access to to M60 motorway network. Newton for Hyde train station is also less than half a mile away, offering regular services to Manchester City Centre and beyond.

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, Hyde, SK14 2HH

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## Entrance Hall

9'3" x 6'7" (2.82m x 2.00m)

Electric radiator. Access to storage cupboard.

## Open Plan Living

19'6" x 12'5" (5.94m x 3.78m)

Window to rear elevation. Wall mounted vertical electric radiator. Lounge area with laminate flooring and ceiling light. Kitchen fitted with matching range of base and eye level cream gloss units with coordinating oak coloured worktops over. Integrated fridge freezer. Integrated washing machine. Built in electric oven with four ring electric hob and extractor over.

## Bedroom One

14'2" x 9'7" (4.32m x 2.92m)

Window to rear elevation. Electric radiator. Ceiling light.

## En-suite Bathroom

5'9" x 6'5" (1.76m x 1.95m)

Fitted with three piece suite comprising corner shower cubicle, WC and hand wash basin. Heated towel rail. Light to ceiling.

## Bedroom Two

9'11" x 7'10" (3.02m x 2.39m)

Window to rear elevation. Electric radiator. Ceiling light.

## Bathroom

5'9" x 6'9" (1.76m x 2.07m)

Fitted with three piece suite comprising panelled bath with mixer tap and hand held shower

attachment, WC and hand wash basin. Heated towel rail. downlights to ceiling.

## Outside and Gardens

Allocated parking space. Access to communal gardens.

## Additional Information

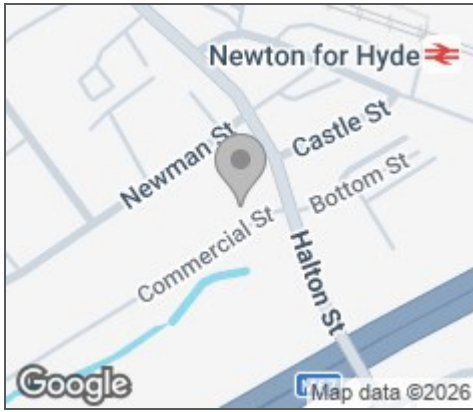
Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

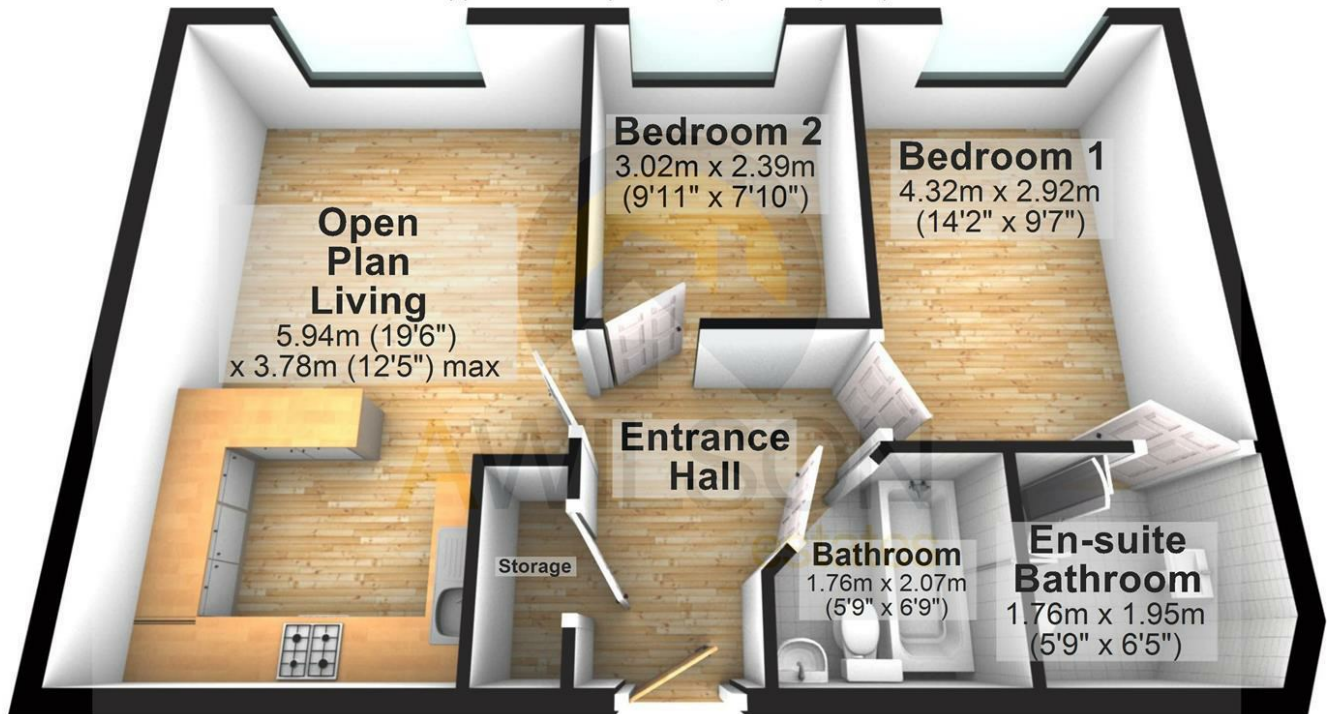






## Ground Floor

Approx. 55.8 sq. metres (601.1 sq. feet)



Total area: approx. 55.8 sq. metres (601.1 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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