

## **6 Shirley Avenue, Hyde, SK14 4JZ**

**£250,000**

This beautiful bungalow is perfect for simply moving into and unpacking- what a way to start the New Year.

The bungalow is being sold with no vendor chain making for an attractive purchase of those looking to perhaps downsize.

Having benefited from a programme of refurbishment works within the last 12 months including new bathroom and kitchen the property has a beautiful neutral yet low maintenance interior.

There are two double bedrooms, lounge, modern kitchen, off road parking, gardens and even a garage - perfect for storage.

You are welcomed in through the entrance hallway. The lounge has a stylish media wall with built in cabinetry. The kitchen has fitted appliances, and a walk in shower room with tiled floor and walls, a real 'boutique' feel! The two double bedrooms complete the living space.

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, Hyde, SK14 4JZ

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## Entrance Hallway

Front door, door into all rooms.

## Lounge

Bay window to the front elevation with views over the garden, the media wall has a built in electric fire and built in cabinetry.

## Kitchen

Window to the rear elevation with views over the garden, back door, fitted with a range of new floor and wall mounted units with coordinating work surfaces over, built in electric oven, hob and extractor fan. Sink unit with swan neck mixer tap over.

## Bedroom One

Window to the front elevation.

## Bedroom Two

Window to the side elevation.

## Family Shower Room

Opaque window to the side elevation. Suite comprising of a double walk in shower with shower over and glass screen, low level wc and hand wash basin built into a vanity unit.

## Externally

Set in good sized gardens, the front has a lawn and flower beds, and a driveway leading to a detached garage. The rear sunny garden has a lawn and raised flower beds. What a lovely space to sit with a cool drink in the summer months!

## Garage

Up & over door.

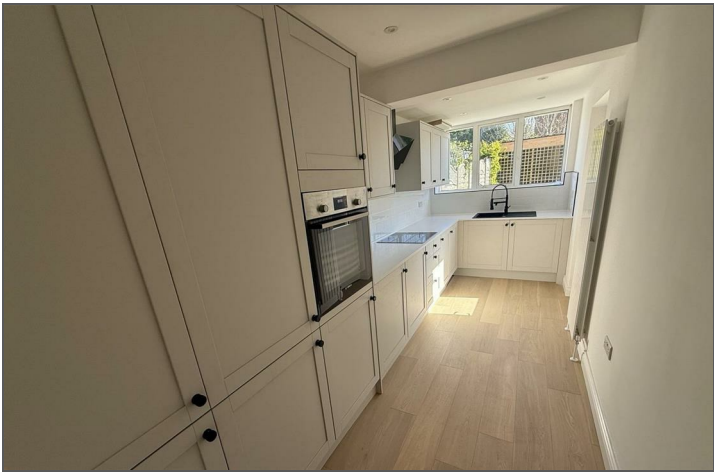
## Additional Information

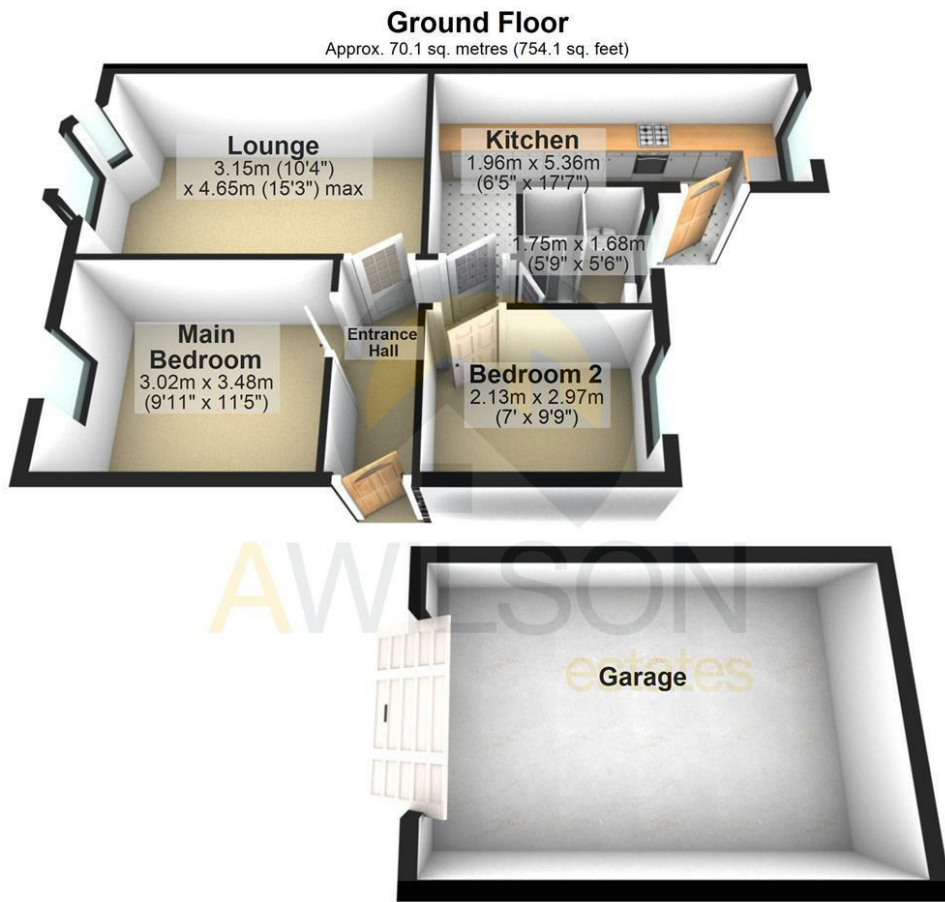
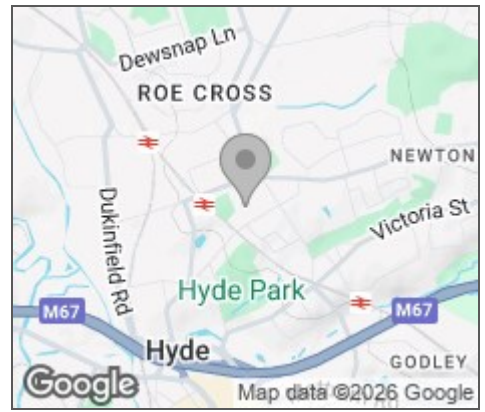
Tenure:

EPC:

Council Tax:







Total area: approx. 70.1 sq. metres (754.1 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	

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