

## 3 Four Lanes, Hyde, SK14 6PP

**£1,400 Per Month**

A Wilson Estates are delighted to bring to the rental market this semi detached property located on a cul-de-sac in the village on Mottram.

The property comprises of entrance porch, lounge, dining kitchen, utility room and garage with integral door for access.

To the first floor there are three bedrooms and a family bathroom.

Externally there is a lawned area and parking to the front, whilst the rear offers a good sized rear garden. There is also a garage perfect for storage.

The property is set in the village of Mottram in Longendale complete with local amenities including Post Office, Church, Library and Supermarket. It evens boasts a nod to a wealth of local history with L S Lowry the famous artist once residing!

The locality provides ease of access to road networks including M67, A57 (snake pass) and M60 motorway links for those needing to commute further afield or even access

# 3 Four Lanes

Mottram, Hyde, SK14 6PP

**£1,400 Per Month**



**Entrance Hall**

**Lounge**

**Kitchen/Diner**

**Bathroom**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**External and Gardens**

**Additional Information**

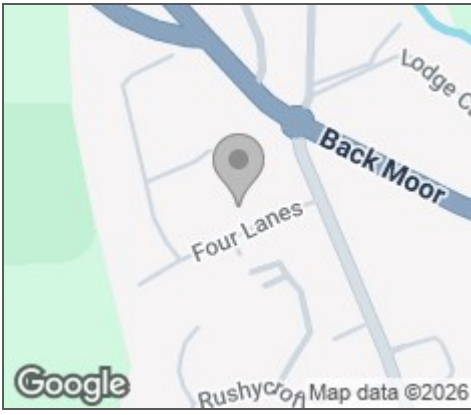
Holding deposit: £323

**Utility Room**

**Stairs and Landing**







## 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com