



74 Windsor Road, Hyde, SK14 5JD

£1,300 Per Month

A Wilson Estates are delighted to offer To Let this three bedroom semi detached home on Windsor Road in Gee Cross.

Offering spacious accommodation with two double bedrooms and an open plan lounge and dining area. Externally there are gardens to the front and rear and driveway parking.

Located on a quiet residential street in a highly sought after area.

The village of Gee Cross has plenty to offer from local independent shops, bars and cafes and close by are the scenic walks of Werneth Low.

A short drive away is the bustling market town of Hyde for all of your more comprehensive shopping needs. Motorway links and public transport access is within easy reach making this an ideal spot for a commuter.

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Entrance Hallway

uPVC double-glazed door to front elevation and uPVC double-glazed window to side elevation. Lighting, radiator, carpet, and under-stair storage cupboard.

Open Plan Lounge & Dining Room

uPVC double-glazed bay windows to front elevation and uPVC double-glazed sliding door to rear elevation. Electric fire with fireplace, surround, and mantle-piece. Lighting, radiators, and carpet.

Kitchen

uPVC double-glazed window to rear elevation and wooden door to side elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Part-tiled walls, lighting, radiator, blinds, and vinyl flooring.

Stairs and Landing

uPVC double-glazed window to side elevation. Lighting, carpet, wooden handrail, and loft access.

Bedroom One

uPVC double-glazed bay windows to front elevation. Lighting, radiator, and carpet.

Bedroom Two

uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, and built-in storage cupboard.

Bedroom Three

uPVC double-glazed window to front elevation. Lighting, radiator, and carpet.

Bathroom

uPVC double-glazed window to side elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains-fed shower over. Part-tiled walls, lighting, radiator, vinyl flooring, and built-in storage cupboard.

Externally

Driveway parking and garden with hedges and lawn to the front. At the rear

Patio area
Shwd
Lawn
Bushes
Storage boxes

Additional Information

Council Tax Band : C

EPC Rating : TBC - in progress

Holding Deposit : £300

STRICTLY NO SMOKING POLICIES APPLY





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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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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