



## 78 Stockport Road, Hyde, SK14 5QT

**Offers Over £240,000**

Welcome to Stockport Road, this super stylish end terrace property is located in Gee Cross/ Hyde.

The property has a spacious floorplan and would be ideal for a range of buyers from those buying for the very first time , growing families or even those downsizing from a larger property.

Upon entering you are welcomed into a light and airy lounge, which leads into a dining kitchen perfect for hosting.  
The property benefits from a further cellar room which has been converted, perfect to use as an additional lounge, home office or play area.

To the upstairs there are two bedrooms plus a white family bathroom suite.

To the rear there is an enclosed yard area perfect for relaxing with a cold drink in the sunshine.

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.

# 78 Stockport Road

, Hyde, SK14 5QT

**Offers Over £240,000**



## **Lounge**

13'1" x 15'4" (4.00 x 4.68)

Composite door to front elevation, uPVC window, ceiling light fitting, radiator.

## **Kitchen/Diner**

12'9" x 14'5" (3.91 x 4.40)

Kitchen comprising of wall and base units, with breakfast bar, fitted appliances, stainless steel sink with mixer tap over, electric cooker, extractor and hob, vertical radiator, upvc doors to yard.

## **Basement**

11'9" x 15'11" (3.60 x 4.86)

Stairs down to basement, radiator, spot lighting.

## **Bedroom One**

13'6" x 16'2" (4.14 x 4.95)

uPVC window to front and side elevation, ceiling lighting, radiator

## **Bedroom Two**

13'1" x 9'3" (3.99 x 2.82)

uPVC window to rear elevation, ceiling lighting, radiator

## **Bathroom**

9'4" x 5'0" (2.87 x 1.53)

Tiled bathroom comprising of bath with mains fed shower over, sink with vanity unit and low level WC.

## **External and Garden**

Enclosed yard with AstroTurf and decked areas.

## **Additional Information**

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





## 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			
England & Wales		EU Directive 2002/91/EC	85	England & Wales		EU Directive 2002/91/EC	65

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