



## 20 Grosvenor Road, Hyde, SK14 5AB

**£1,100 Per Month**

A Wilson Estates are delighted to offer To Let this beautifully presented three bedroom terrace property located just off Dowson Road.

The property has a spacious layout with a garden to the rear. You are welcomed in through the entrance vestibule into a great sized lounge. Through to the large dining kitchen, an excellent spot for entertaining! Upstairs are three bedrooms and a family bathroom.

Outside there are gardens to the front with a wrought iron gate, whilst around to the rear is a pleasant enclosed garden with paved area and outbuilding storage.

The locality has always been a popular one, Hyde Town Centre is under a mile away which offers plentiful amenities from larger branded stores to independent retailers. The area is also well served by public transport with well established bus routes and rail links into Manchester City Centre and beyond.

Those with children of a school age have the option of several local schools

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, Hyde, SK14 5AB

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## Entrance Vestibule

Composite double-glazed door and uPVC double-glazed window to front elevation. Carpet.

## Lounge

uPVC double-glazed bay windows to front elevation. Electric fire with surround and mantelpiece. Lighting, radiator, blinds, and laminate flooring.

## Dining Kitchen

uPVC double-glazed door and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and hob with extractor over. Lighting, radiator, blinds, laminate flooring, and under-stair storage cupboard.

## Stairs and Landing

Wooden handrail and bannister. Lighting, and carpet.

## Bedroom One

uPVC double-glazed window to rear elevation. Lighting, radiator, blinds, and laminate flooring.

## Bedroom Two

uPVC double-glazed window to front elevation. Fitted bedroom suite comprising wardrobes, drawers, and desk. Lighting, radiator, blinds, and laminate flooring.

## Bedroom Three

uPVC double-glazed window to front elevation. Fitted wardrobe. Lighting, radiator, blinds, and laminate flooring.

## Bathroom

uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and vanity unit, and panelled bath with mains-fed shower over. Fully tiled walls, heated towel rail, lighting, and laminate flooring.

## Externally

Garden fronted. To the rear is an enclosed garden with outbuilding storage.

## Additional Information

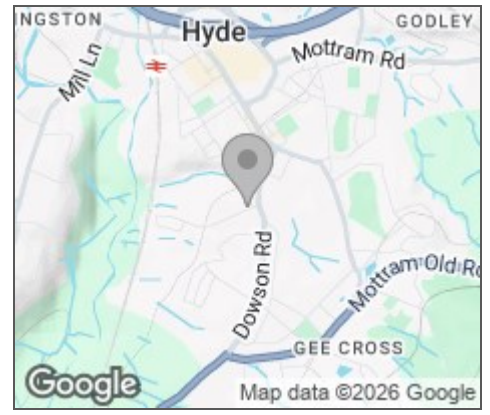
Council Tax Band : A

EPC Rating : D

Holding Deposit : £

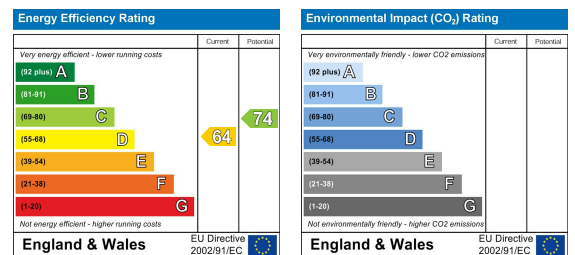
STRICTLY NO SMOKING POLICIES APPLY





## 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.



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