



## 15 Repton Avenue, Hyde, SK14 2LG

**£210,000**

A Wilson Estates are delighted to bring to the market this bay fronted terrace property within a desirable area of Hyde.

The current owners have created a stunning contemporary home in the time they have been here, having made many modifications to include a gorgeous open plan dining kitchen. A lounge with inset electric fire, two bedrooms and a modern family bathroom.

Decorated to high standard, this lovely home is sure to appeal to a broad range of potential buyers. From first time buyers to those perhaps looking to downsize but still require a good sized living space.

The beautiful, large rear garden has been landscaped to give a play area for the children, an easy to maintain artificial lawn and a covered seating area, ideal to sit with a cool drink in the warmer summer months.

We anticipate a high demand for this lovely home, call us now to book your viewing.

# 15 Repton Avenue

, Hyde, SK14 2LG

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## Entrance Vestibule

Useful shoe storage, door into the lounge.

## Lounge

14'8" x 13'11" (4.47m x 4.24m)

Bay window to front, inset fireplace, door through to the open plan dining kitchen.

## Open Plan Dining Room & Kitchen

15'9" x 16'4" (4.80m x 4.99m)

Sliding patio doors leading out to the outside covered seating area, window to the side elevation. Fitted with a range of modern floor and wall mounted units with coordinating worksurfaces over. Fitted appliances include an electric oven and gas hob with extractor fan above, a fridge freezer and plumbing for a washing machine. There is an excellent sized under stairs storage cupboard, perfect for the hoover and ironing board! This is a fabulous space, wonderful for entertaining and for family dinners. The fact that it opens up onto the garden means this room works all year round.

## Stairs and landing

Doors to the bedrooms and family bathroom.

## Master Bedroom

12'3" x 14'1" (3.73m x 4.29m)

Two windows to the front elevation.

## Bedroom 2

8'7" x 8'1" (2.61m x 2.47m)

Window to the rear elevation with views over the garden. There is a useful over stairs storage space.

## Family Bathroom

Opaque window to the rear elevation. Suite comprising of a panelled bath with shower over, low level W.C and vanity unit with inset hand wash basin.

## External

The property is garden fronted with a black wrought iron gate. Around to the rear is a great sized enclosed garden. There is a covered seating area and a play space for the children and a low maintenance artificial lawn. Perfect for family BBQ's!

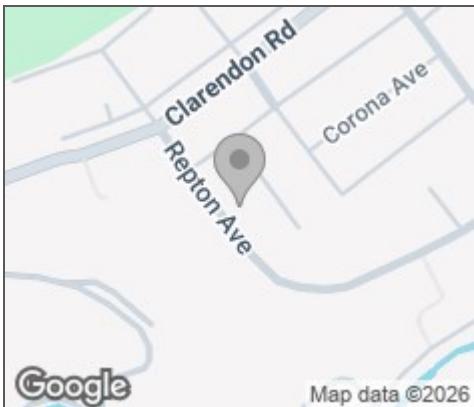
## Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: B





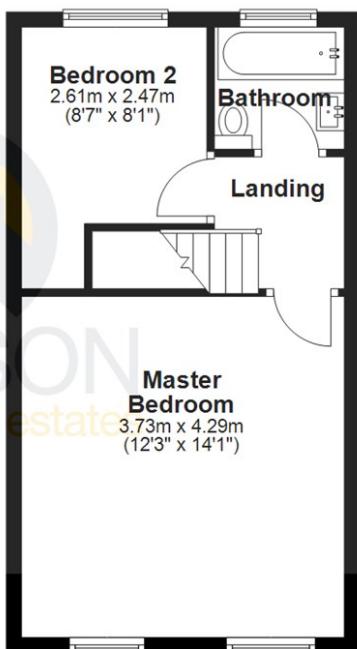
### Ground Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



### First Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



Total area: approx. 78.5 sq. metres (844.8 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) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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