



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.

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, 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 of 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!

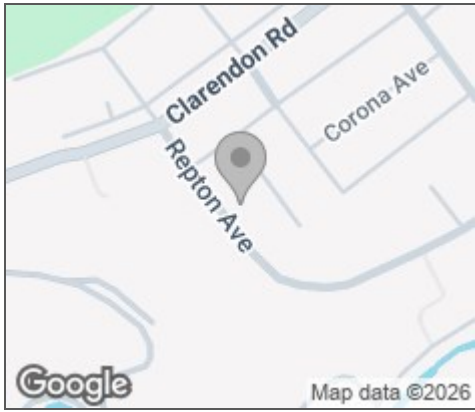
Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: B





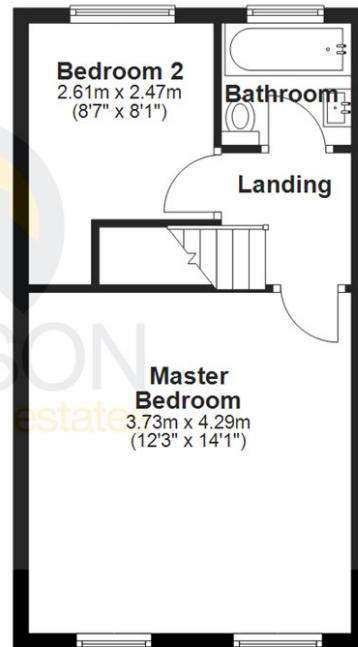
Ground Floor

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 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	

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