



2 Church View, Hyde, SK14 1JN

Offers Over £175,000

Church View is one of those "blink and you'd miss it" streets – a quiet, private no-through road exclusively for residents, enjoying leafy views over St George's Church and the neighbouring schoolyard. It's a setting that feels far removed from your typical terraced street, and this two bedroom end terrace home is sure to appeal to anyone looking for that ideal balance of being well connected while still feeling tucked away from it all.

As you arrive, you're greeted by a pretty, low walled courtyard style front garden. Step inside to a handy entrance vestibule, leading through to the lounge – a cosy space full of character, with high ceilings and dado rails, and a living flame effect stove providing a lovely focal point.

To the rear, the kitchen diner offers plenty of storage along with space for a dining table, making it perfect for small families, or couples who enjoy entertaining.

Upstairs, the main bedroom is a well proportioned double, enjoying those leafy views to the front. A second bedroom and a fully tiled, modern family bathroom complete the accommodation.

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Entrance Vestibule

Door to:

Lounge

13'9" x 13'6" (4.19m x 4.11m)

Window to front, radiator, door to:

Kitchen/Diner

10'3" x 13'6" (3.12m x 4.11m)

Fitted with matching range of base and eyelevel units with coordinating worktops over. One and a half bowl stainless steel sink with mixer tap and drainer. Built in electric oven with four ring gas hob and extractor hood over. Plumbed for automatic washing machine. Plumbed for dishwasher. Ceiling light. Single radiator. Window to rear elevation. Door leading out to garden. window to rear, open plan, door to:

Stairs and Landing

Open plan, door to:

Bedroom One

13'9" x 13'6" (4.19m x 4.11m)

Window to front, door to:

Bedroom Two

10'3" x 8'6" (3.12m x 2.58m)

Window to rear, double radiator, door to:

Bathroom

Fitted with three-piece suite comprising bath with mixer tap and mains fed shower over, WC, and hand wash basin. Fully tiled walls. Panelled ceiling with downlights. Window to rear elevation. Heated towel rail, window to rear, heated towel rail.

Outside and Gardens

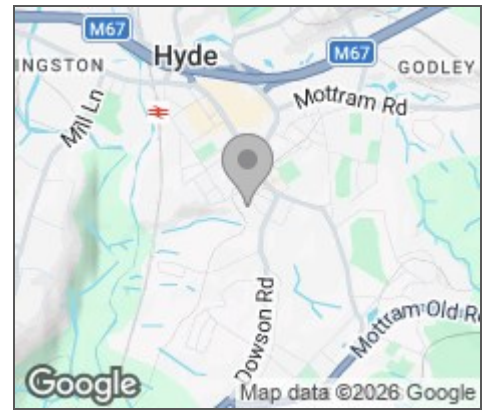
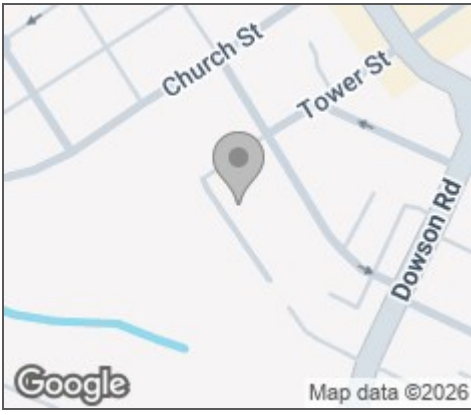
Additional Information

Tenure: Leasehold

EPC Rating: D

Council Tax Band: A





Ground Floor
Approx. 34.3 sq. metres (368.7 sq. feet)



First Floor
Approx. 34.1 sq. metres (366.7 sq. feet)



Total area: approx. 68.3 sq. metres (735.4 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	(81-91) B		83	(92 plus) A			
(69-80) C	(55-68) D	61		(81-91) B			
(39-54) E	(21-58) F			(69-80) C			
(1-20) G				(55-68) D			
Not energy efficient - higher running costs				(39-54) E			
				(21-58) F			
				(1-20) G			
				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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