



**121 Manchester Road, Hyde, Cheshire SK14 2BX**

**Offers Over £99,950**

- Larger than average terrace
- Two double bedrooms
- Two spacious reception rooms
- Modern fitted kitchen
- Impressive bathroom
- Gas central heating
- uPVC double glazing
- Close to Hyde & Denton
- No onward chain
- Very well presented

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**O'Connor  
Bowden**

**Romiley 0161 406 0044 Marple 0161 427 2971**

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## PROPERTY DESCRIPTION:

Larger than average terrace property situated in a popular location on the Hyde / Denton border. The property is beautifully presented and well appointed and comprises of: Entrance vestibule, lounge with modern feature fireplace, dining room with spindle staircase to the first floor accommodation, modern fitted kitchen, first floor landing, two double size bedrooms and a larger than average bathroom fitted with a modern white suite including an over bath shower complimented by attractive wall tiling. The property is decorated in a modern style with painted plaster walls and neutral floorcoverings and is further complimented by gas central heating, uPVC double glazing, an intruder alarm system and a pleasant enclosed yard area to the rear. Offered for sale with the convenience of no onward chain so a quick completion can be arranged.

## ACCOMMODATION

### Entrance Vestibule

uPVC security entrance door. Intruder alarm control panel. Door to lounge.

### Lounge 4.33m x 4.02m

Modern feature fireplace with wooden surround housing chrome finish flame effect electric fire. Double doors leading to dining room. uPVC double glazed window to front. Central heating radiator.

### Dining Room 4.32m x 3.57m

Spindle staircase to first floor accommodation. Under stairs storage cupboard with power point. Panelled door to kitchen. uPVC double glazed window to rear. Central heating radiator.

### Kitchen 2.99m x 2.01m

Fitted with a range of modern wall, drawer and base units, work surfaces and single drainer stainless steel sink unit with mixer tap. Gas cooker point. Plumbing for automatic washing machine. Tiled splash back areas. Door to side to rear yard area. uPVC double glazed window to side.

### First Floor Landing

Spindle balustrade. Loft access hatch. Panelled doors to bedrooms and bathroom.

### Bedroom One 1.33m x 4.01m

uPVC double glazed window to front. Central heating radiator.

### Bedroom Two 4.34m x 2.64m

uPVC double glazed window to rear. Central heating radiator.

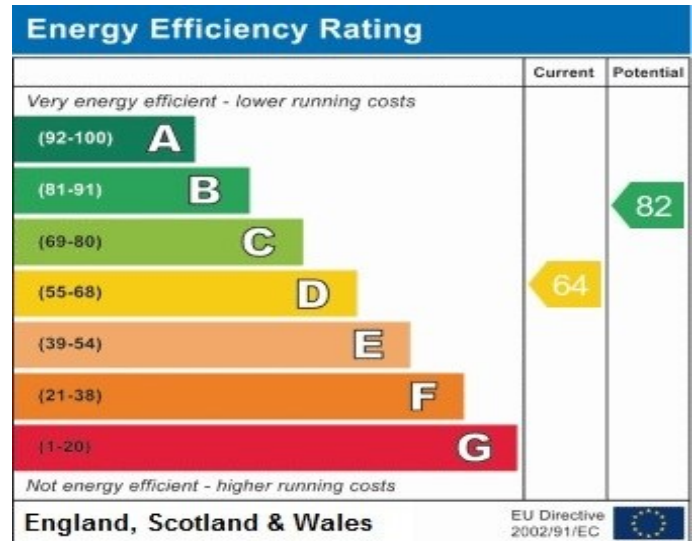
### Bathroom 2.99m x 2.02m

Fitted with a modern white suite with chrome fittings comprising of: Panelled bath with mixer tap and shower over, pedestal wash hand basin and low level WC. Part tiled wall surfaces. Built in airing cupboard housing hot water tank. uPVC double glazed window to rear. Central heating radiator.

## Exterior

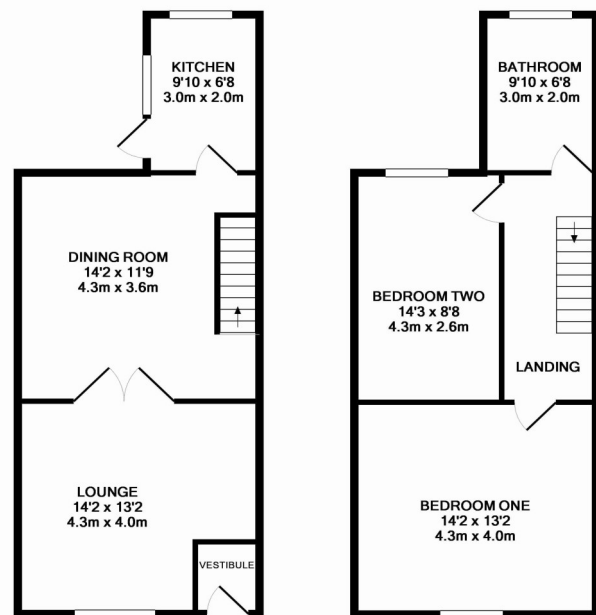
Front garden – wall enclosed garden area with decorative slate chippings.

Rear yard – enclosed yard area with gate to access passage.



Address:

121 Manchester Road, Hyde



GROUND FLOOR  
APPROX. FLOOR  
AREA 454 SQ.FT.  
(42.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 454 SQ.FT.  
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GALLERY:



## ADDITIONAL SERVICES:

### Mortgage Information

The Mortgage Advice Bureau works with O'Connor Bowden to provide independent mortgage advice its clients. Advice is totally independent and will be specifically tailored to your needs and circumstances which could be for your first home, moving home, Investing in property or remortgaging.

## YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Truly Independent Mortgage Experts Limited which is an appointed representative of the following companies which are authorised and regulated by the Financial Conduct Authority for advising on and arranging the following: Mortgage Advice Bureau Limited for mortgages. Mortgage Advice Bureau (Derby) Limited for insurance. Truly Independent Mortgage Experts Limited. Registered Office: Horley Green House, Horley Green Road, Halifax HX3 6AS. Registered in England Number: 08124266

### Letting & Management

If you have or you are considering purchasing a property for rental and investment, please contact Stephen Bowden or Tracey Bowden for specialist letting and management advice.

O'Connor Bowden provides asset and tenancy management services to hundreds of landlords together with a range of investor based support services including; valuations, appraisals, disposal, acquisition and performance improvement plans.

### Investment Property

O'Connor Bowden has sourced 1,000s of residential investment properties in Manchester and Cheshire. We have a worldwide network of clients we help to successfully grow, develop and maintain their property investment portfolios. Clients range from individual buy-to-let landlords with one property to large corporate investment companies. We source and sell property to order; individual buy to let property; investment portfolios, new development and off-plan investment deals.

## DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded

#### Offices at:

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Bank Chambers, 1 Compstall Road, Romiley, Stockport, Cheshire, SK6 4BT  
1 & 2 Damaz Building, Sharp Street, Manchester, M4 5BZ  
Lumiere Building, 38 City Road East, Southern Gateway, Manchester, M15 4QL  
Skyline Central 2, 10-12 Rochdale Road, Northern Quarter, Manchester, M4 4JR



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