

SmartSale

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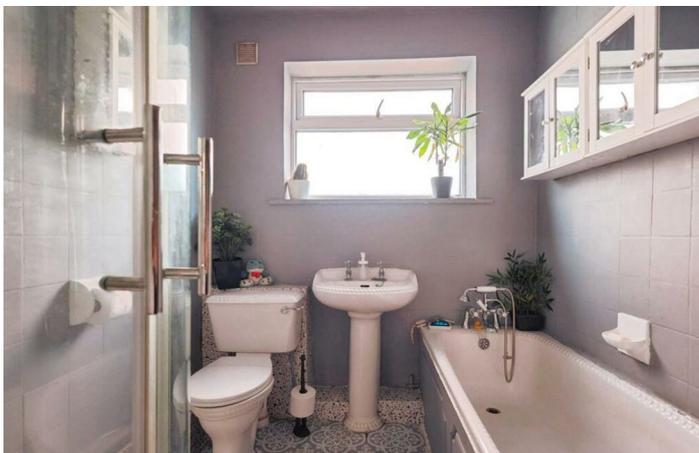
Coniston Avenue

, Hyde SK14 4PG

- Spacious front living room
- Two well-proportioned bedrooms
- Generous side garden with outdoor potential
- Kitchen with adjoining dining area to the rear
- End-terrace property in a popular residential location

Offers In The Region Of £154,950 Freehold





Location

Full Description

The home is conveniently positioned within easy reach of the town centre, where you'll find a wide range of everyday amenities including shops, supermarkets, cafes, and local services.

The area is also well served by reputable schools and nurseries, making it a practical choice for a variety of buyers.

For commuters, there are strong transport links with regular train and bus services providing straightforward access to Manchester and surrounding areas.

Internally, the property offers a well-proportioned layout. To the front is a spacious living room providing a comfortable and welcoming main reception area.

To the rear, there is a kitchen and adjoining dining space, ideal for everyday living and entertaining. Upstairs, the first floor comprises two well-sized bedrooms, both offering good natural light and flexible accommodation options.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART

OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.