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Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
40	84	37	84

EU Directive 2002/91/EC

2 Wootton Street
Hyde, SK14 4SF

Guide price £120,000



- Two Bedroomed Double Fronted Terrace
- Sold with No Chain
- Two Reception Rooms
- Yard to Rear
- Recently Modernised
- Modern Fitted Kitchen & Bathroom
- Ideal for First Time Buyers
- Viewing Essential To Appreciate Property

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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****WELL PRESENTED TERRACED PROPERTY, RECENTLY MODERNISED, IDEAL FOR FIRST TIME BUYERS**** Charles Louis Homes are pleased to bring to the market this well presented two double bedroom double fronted terraced property, situated in Hyde. The property in brief comprises of entrance porch way, living with open fire leading off to reception room two, breakfast room and kitchen and access to rear yard. To the first floor there are two double bedrooms and modern three piece suite bathroom. The property has been recently modernised with gas central heating and double glazing throughout. This property is ideal for First Time Buyers and Investors. Viewing it essential to appreciate the charm of this property.

Entrance

Small porchway leading from front of property leading to reception room one.

Reception Room One

14.31 x 13.8 (4.27m.9.45m x 3.96m.2.44m)

Upvc double glazed window to front elevation, entrance from porch, original brick open fireplace, gas central heating radiator, centre ceiling light, power points.



Reception Room Two

14.6 x 13.5 (4.27m.1.83m x 3.96m.1.52m)

Upvc double glazed window to front elevation, centre ceiling light, gas central heating radiator, power points.



Breakfast Room

11.6 x 6 max (3.35m.1.83m x 1.83m max)

Upvc double glazed window, centre ceiling light.

Kitchen

16.4 x 8.5 (4.88m.1.22m x 2.44m.1.52m)

Upvc window to rear elevation, range of wall and base units with laminate work top, inset sink with mixer tap, space for oven and four ring gas hob, space for fridge and freezer, plumbed for washing machine, tiled flooring, spot lights, gas central heating radiator, boiler, Upvc door leading out to rear yard.



Alternative View



Landing

Leading off to Bedroom one & two and bathroom.

Bedroom One

13.9 x 10.65 (3.96m.2.74m x 3.05m.19.81m)

Upvc window to front elevation, gas central heating radiator, power points, centre ceiling light.



Bedroom Two

14.01 x 13.0 (4.27m.0.30m x 3.96m.0.00m)

Upvc window to front elevation, gas central heating radiator, power points, centre ceiling light.



Bathroom

6 x 7.1 (1.83m x 2.13m.0.30m)

Upvc frosted double glazed window to side elevation, Three piece suite comprising of low level WC, modern style wash hand basin with storage drawer unit below, bath with thermostatic shower above with glass screen, fully tiled walls, tiled floor, gas central heating radiator, centre ceiling light.



Rear Garden

Private Flagged and stoned area with fencing all around

