



74 Edna Street, Hyde

Hyde



£280,000

**Alex Jones.**  
Estate Agents

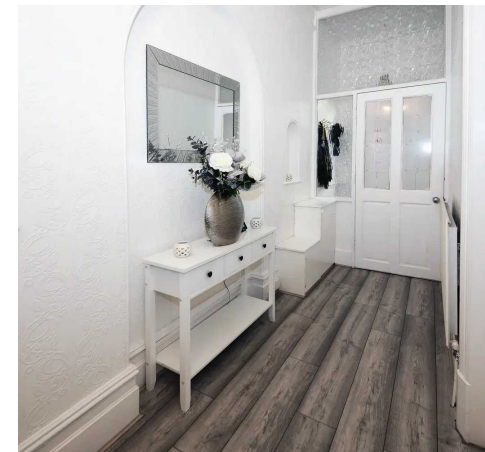
# 74 Edna Street

Hyde

Council Tax band: B

Tenure: Leasehold

- BAY FRONTED
- DINING ROOM
- SPACIOUS THROUGHOUT
- FOUR PIECE FAMILY BATHROOM
- OUTSIDE UTILITY
- SOUGHT AFTER LOCATION





## ENTRANCE PORCH/HALLWAY

Rock composite front entrance door, laminate flooring, radiator, electric points, stairs to first floor, internal door to

## LOUNGE

14' 2" x 16' 12" (4.32m x 5.18m)

uPVC double glazed bay fronted window, uPVC double glazed window to side aspect, laminate flooring, electric points, radiator, Bi-folding doors leading to

## DINING ROOM

19' 7" x 15' 0" (5.97m x 4.57m)

uPVC double glazed window to side and rear aspect, laminate flooring, electric points, radiator, feature fireplace with inset living flame gas fire and marble hearth







## KITCHEN

9' 2" x 9' 4" (2.79m x 2.84m)

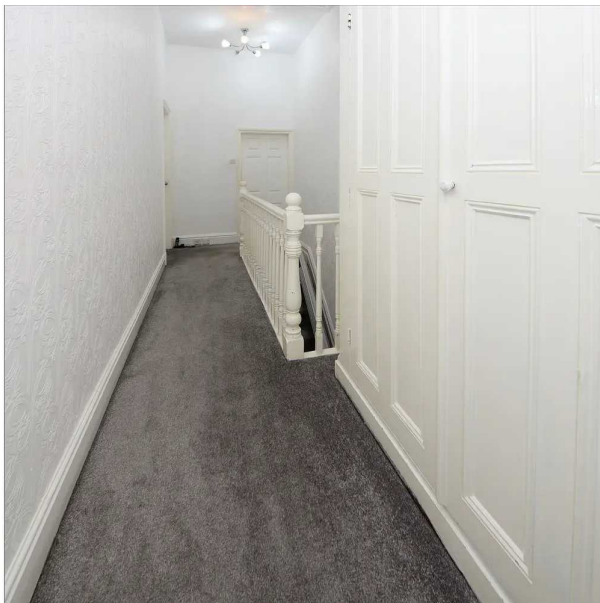
uPVC double glazed window to side aspect, door to side aspect, a range of high and low fitted units with matching roll top work surfaces, space for washing machine, 1 and a half bowl sink with mixer taps over, space for cooker, space for fridge freezer, under stairs storage cupboard

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

14' 7" x 12' 2" (4.45m x 3.71m)

uPVC double glazed windows to rear aspect, carpeted flooring, electric points, radiator, full length fitted wardrobes





### **BEDROOM TWO**

14' 5" x 8' 12" (4.39m x 2.74m)

uPVC double glazed windows to front aspect, carpeted flooring, electric points, radiator

### **BEDROOM THREE**

11' 12" x 9' 2" (3.66m x 2.79m)

uPVC double glazed windows to front aspect, carpeted flooring, electric points, radiator

### **FAMILY BATHROOM**

Obscure uPVC double glazed window to side aspect, fully tiled modern bathroom suite comprising of a low level WC, wall mounted vanity base wash basin with mixer taps over, walk in shower unit with mains pressure shower, monsoon shower head and detachable shower head, panelled oversized bath, feature chrome towel radiator



## Front Garden

To the front aspect lies a small enclosed garden with a pathway to the property

## Rear Garden

To the rear aspect lies an enclosed courtyard garden which is mainly laid to paving with access to 2 outhouses \*These 2 outhouses have the potential to be extended into from the current kitchen making the kitchen twice the size, the current vendor has the plans for this\*







## Alex Jones Estate Agents

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