

## 2 bedroom flat for sale, Bayleyfield, Hyde SK14 (800 GBP)



Location **North, Lancashire**  
<https://www.freeadsz.co.uk/x-163387-z>

Second floor SPACIOUS modern apartment situated within a recent development constructed by Barrett's. This well designed property is bright and airy and will appeal to first time buyers and someone looking to downsize. An internal viewing is RECOMMENDED to appreciate the layout and size which incorporates a good sized lounge with and dining area, modern fitted white kitchen with built in appliances, two double bedrooms the master with En suite, bathroom. There is also allocated parking. Offered with NO CHAIN. Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order. EPC Grade = C Communal Entrance Main front door with security entry system. Staircase leading to all floors. Entrance Hall Front door leading to hallway. Electric heater. Laminate floor. Lounge 13' 6" x 11' 7" (4.11m x 3.53m) UPVC double glazed window allowing plenty of light. Electric heater, Laminate floor. TV Ariel point. This is an excellent size room and has ample space for a dining table if desired. Kitchen 9' 7" x 8' 0" (2.92m x 2.44m) Modern fitted base and eye level cupboard units in high gloss Black with complimentary work surfaces and splash backs. Stainless steel sink unit. Integrated washer/dryer, dishwasher and fridge/freezer. Electric Halogen hob with extractor fan over, electric oven. Heater. Master Bedroom 10' 0" x 11' 0" (3.05m x 3.35m) UPVC double glazed window. Fitted wardrobe. Electric radiator. En-Suite Shower Room comprising of a low level flush WC, Hand wash basin and vanity unit, Stand in shower, Heated towel rail. Bathroom Three piece white suite comprising panelled bath with shower over, vanity wash basin and low level w.c.. tiled walls. Heated towel rail. Bedroom 9' 7" x 8' 4" (2.92m x 2.54m) UPVC double glazed French door window. Electric radiator. External The property has allocated parking and visitors spaces plus planted areas and communal bin storage. IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

0161 884 0300



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