



**675 Hyde Road
Manchester
M12 5PS**

Offers in Excess of £170,000

bettermove

Hyde Road Manchester

Bettermove are proud to present this ready to move into 2 bedroom end of terrace house in a popular residential area of Manchester.

The property benefits from double glazing, gas central heating throughout and has secured off street parking available for two cars. The council tax band is A.

The interior of this well presented property comprises a spacious and open plan living room with fitted kitchen on the ground floor. The first floor consists of 2 double bedrooms and the family bathroom. The property backs onto Gorton Park.

Located in the popular residential area of Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Belle Vue Train Station, the A57 and many local bus routes providing easy access into Manchester City Centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

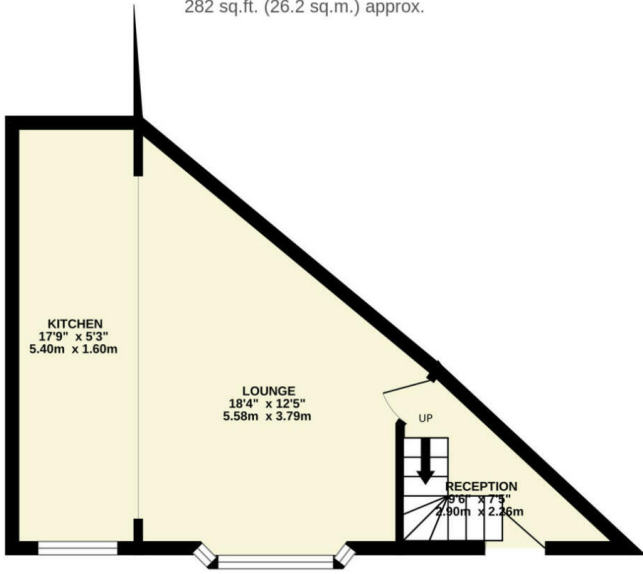
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

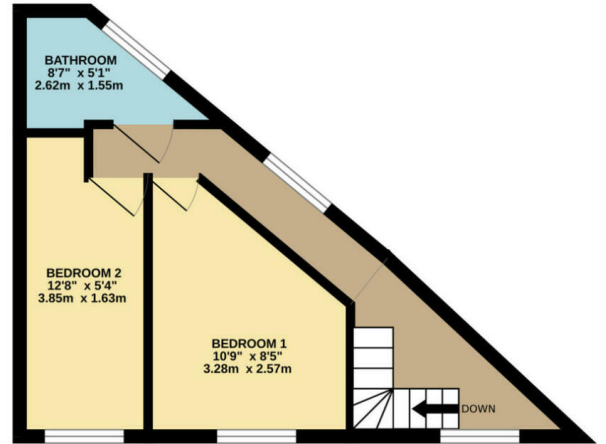
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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