



**4 Wordsworth Road, Reddish
Stockport SK5 6JH**

£1,150 PCM

Hyde Estates are delighted to offer this two bedroom family home to let. Situated only a short walk from Highfield Country Park with shops and schools in the local vicinity. The property is well presented throughout and features an eat in kitchen and modern bathroom. Benefits off street parking and a well appointed rear garden. Offered unfurnished and available now.



Accommodation

Comprising; uPVC double glazed entrance porch, entrance hall, carpeted living room, dining kitchen with breakfast bar and a generous storage cupboard which houses the boiler. The carpeted stairs and landing provide access to both double bedrooms, the second featuring laminate flooring and fitted wardrobes whilst the main bedroom is front facing and carpeted. The modern bathroom is fitted with a suite of wc, washbasin with storage beneath and bath with overhead mains operated shower and shower screen. Vinyl flooring, panelled splashbacks, frosted window and heated chrome towel rail.

Room Measurements

Lounge; 12'10" x 11'11"

Kitchen diner; 15'10" x 9'7" at extremes

Bedroom 1; 15'11" x 8'5"

Bedroom 2: 11'1" x 9'9"

Bathroom: 5'5" x 5'5"

Gardens

Block paved front garden with gated side access to the rear. The rear lawned garden features planting borders with a timber garden shed and paved patio area.

Parking

Block paved driveway provides space for two vehicles.

Additional Information

Benefits gas central heating and uPVC double glazing.

Council Tax

Stockport Council, Band A.

Viewings

All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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