



**38 Hudson Road, Gee Cross
Hyde SK14 5EB**

Asking Price £420,000

Hyde Estates are pleased to present this rare opportunity to acquire a mixed-use property comprising an established going-concern laundrette business on the ground floor, included within the sale price, together with a spacious three-bedroom duplex apartment above. The property further benefits from a separate double garage, offering additional storage or parking potential adding to the two allocated spaces to the front of the building. Ideal for investors or owner-occupiers seeking the opportunity to combine a residential home with an existing business, this versatile property offers excellent potential and the convenience of having both residential and commercial premises under one ownership.

Hudson Road is situated within the popular Gee Cross area of Hyde, offering convenient access to a range of local amenities, shops and well-regarded schools. The surrounding area provides a blend of residential convenience and access to nearby green spaces, with excellent opportunities for walking and outdoor recreation at nearby Werneth Low. Hyde town centre is within easy reach, providing a wider selection of shops, supermarkets, cafés and everyday amenities. The location is also well placed for commuters, with nearby rail links at Hyde Central and Woodley, together with access to the regional road network for travel towards Manchester, Stockport and the surrounding areas.



Ground Floor Commercial

Featuring a recently installed shop front (April 2026) and an electric shutter the laundrette briefly comprises; ten washing machines and nine separate dryers, storage room and a passageway providing access to a wc and water heater room (water heaters installed June 2026) providing additional storage. Includes CCTV.

Laundrette: 30'4" x 12'5"

Storage Room: 15'8" x 6'11"

Store Room: 10'2" x 9'5"

WC

Business Information

Available on request.

First Floor Residential

Benefitting from a terraced garden, the duplex apartment is accessed via a passageway with external stairs to the first floor. Accommodation briefly comprises; an entrance hall with useful storage cupboard, spacious lounge featuring an electric fire and fireplace and a beautifully appointed eat-in kitchen fitted with a range of gloss-fronted wall and base units, an inset 1.5 sink unit with mixer tap and tiled splashbacks. Integrated appliances include a fridge, separate freezer, dishwasher and eye-level oven with microwave above, alongside a four-ring gas hob with extractor. There is also ample space for a dining table and chairs. To the first floor are three bedrooms, comprising two double bedrooms and a third single bedroom, which would also lend itself well to use as a home office or study. The principal bedroom is positioned to the rear and benefits from fitted wardrobes, whilst the second double bedroom and third bedroom are both front-facing. Completing the accommodation is a stylish, fully tiled bathroom featuring a contemporary four-piece white suite comprising WC, washbasin, bath and separate shower cubicle with mains-operated shower. The bathroom is finished with contrasting matt black fixtures and fittings, a heated towel rail, built-in storage cupboard and frosted window. Alarmed and benefitting from a gas combi boiler and uPVC double glazed windows

Living Room: 16'10" x 12'1"

Eat in Kitchen: 14'6" x 9'2"

Bedroom 1: 12'6" x 9' plus built in wardrobe

Bedroom 2: 10'6" x 9'3"

Bedroom 3: 9'9" x 5'11"

Bathroom: 8'6" x 7'9"

Garage

Double garage with electric fob operated shutter located to the rear of the property. Includes power and can fit at least one car in as well as providing useful additional storage space. Please note the double garage is on a separate Leasehold Title with 999 year lease which commenced in April 1979.

Parking

Two allocated parking spaces located at the front of the property

Business Rates

TBC

Council Tax

Tameside Metropolitan Borough Council, Band B.

Tenure

We understand from the Vendor that the property is FREEHOLD. The double garage to the rear has a Leasehold Title with a 999 year lease which commenced in April 1979.

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	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(37-47) F			(37-47) F		
(1-36) G			(1-36) 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		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

