



## 5 Home Farm Avenue, Hyde, SK14 6JS

**£290,000**

A Wilson Estates are delighted to bring to the market this detached property with a great deal of potential for a range of purchasers.

This family home is located in the desirable village of Broadbottom, Home Farm Ave is accessed via Broadbottom Road/Hill End Lane and offers far reaching views upon the approach and from the property itself.

The houses often called 'upside down houses', boasts a spacious layout which are easily adapted to suit the owner.

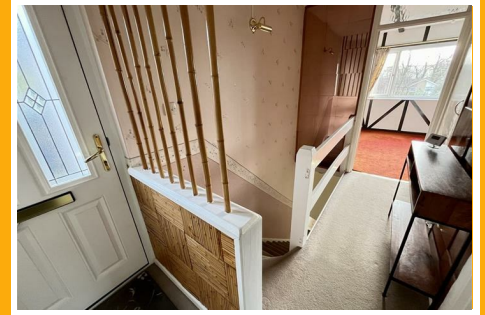
The lower level has four bedrooms and 'wet' shower room.

To the rear there is a fantastic garden with both lawn and patio areas, there is also use of further piece of land beyond the garden which is a great, safe space for those with children looking to play out.

# 5 Home Farm Avenue

Mottram, Hyde, SK14 6JS

**£290,000**



## **Entrance Hallway**

Stairs down to the lower level accommodation.

## **W.C**

Low level W.C & hand wash basin.

## **Dining Kitchen**

Windows to the side and front elevations. Fitted with a range of floor and wall mounted units with coordinating work surfaces over. Built in electric oven, gas hob and extractor fan above. Stainless steel sink unit with mixer tap.

## **Lounge**

Window to the rear elevation with far reaching views over the garden and beyond. Feature fireplace, opening into the dining room.

## **Dining Room**

Window to the rear elevation.

## **Stairs & Lower Landing**

Cupboard housing the blow air central heating system. Doors to all rooms.

## **Bedroom One**

Window to the rear elevation with views over the garden. Door leading out to the front elevation.

## **Bedroom Two**

Sliding doors leading out to the garden built in cupboard.

## **Bedroom Three**

Windows to the side and front elevations. Double opening built in cupboard.

## **Bedroom Four**

Window to the rear elevation.

## **Shower Room**

Opaque window to the front elevation. Low level W.C, hand wash basin, electric shower.

## **Externally**

The gardens to this home are amazing! Around to the rear is a good sized garden with mature and well stocked borders. There is a gate that takes you to a further spot of land that is owned by only a properties and gives a safe space for children to play, what a bonus!

## **Workshop & Storage**

Up and over door.

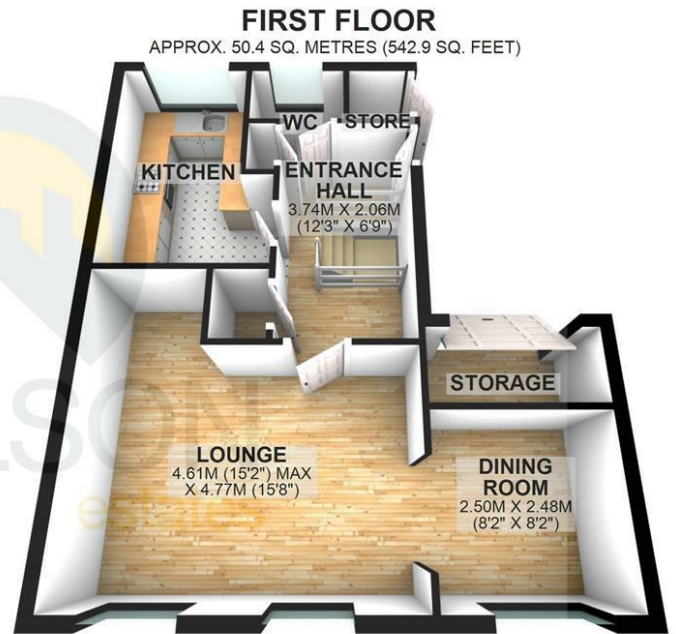
## **Additional Information**

Tenure: Freehold

EPC Rating: D

Council Tax Band: D





TOTAL AREA: APPROX. 99.8 SQ. METRES (1074.5 SQ. FEET)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 84        |
| (69-80)                                     | C |                         | 67        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

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