



19 Gylden Close, Hyde, SK14 4UN

£280,000

Looking to just move in and unpack? Look no further. This beautifully presented family home is ready and waiting for its new owner, could this be you?

Once inside you will find a bright and spacious lounge with feature fireplace, an open plan stylish dining kitchen with doors leading out to the garden.

Upstairs are three bedrooms and a modern family bathroom.

Outside there are gardens to the front complete with lawn and mature tree. There is ample driveway parking leading to a detached garage. Around to the rear is a pleasant sunny enclosed garden that isn't overlooked.

The locality offers ease of access to nearby towns via road links and train links via Newton for Hyde, Flowery Field and Godley Train Stations which are all approximately a while away from the property - perfect for those needing to commute into Manchester and beyond.

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Entrance Hallway

Stairs rising to the first floor with concealed lighting, door into the lounge.

Lounge

13'9 x 11'8 (4.19m x 3.56m)

Deep sill bay window to the front elevation, useful under stairs storage space, wall mounted electric feature fireplace, open to the dining room.

Open Plan Dining Room & Kitchen

14'10 x 9'2 max (4.52m x 2.79m max)

Sliding doors leading out to the garden, the dining space has a breakfast bar open to the kitchen. Window to the rear elevation, fitted with a range of floor and wall mounted units with coordinating work surfaces over, space for fridge freezer, plumbing for washing machine, electric oven, gas hob and extractor fan above. One and a half bowl resin sink with swan neck mixer tap.

Stairs & Landing

Doors to all rooms.

Bedroom One

12'8 x 8'6 (3.86m x 2.59m)

Window to the front elevation, plentiful built in wardrobes. Built in air conditioning unit.

Bedroom Two

10'8 x 8'6 (3.25m x 2.59m)

Window to the rear elevation with lovely views over the garden and beyond.

Bedroom Three

9'6 x 6'3 (2.90m x 1.91m)

Built in cupboard, window to the front elevation, panel wall.

Family Bathroom

Opaque window to the rear elevation, suite comprising of a panel bath with mains fed shower over, low level w.c and high gloss vanity unit with hand wash basin.

Externally

Standing back from the road, the property has a good sized front garden, driveway parking leading to a detached garage. Around to the rear is a pleasant sunny garden with patio and further decked area, perfect for sunny days and for children to play. There is a lawn & flower beds.

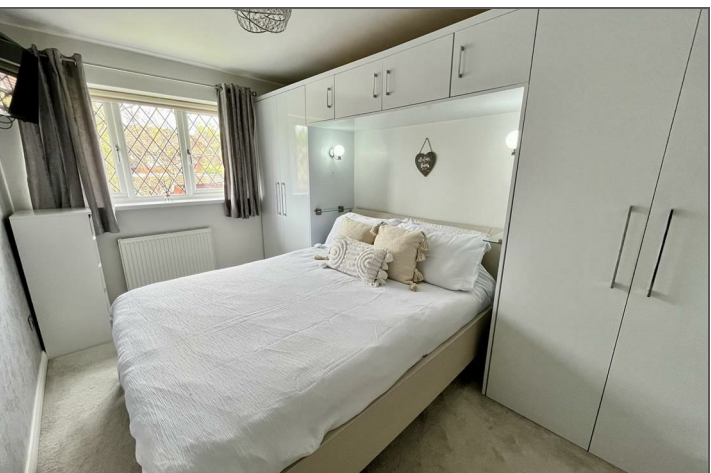
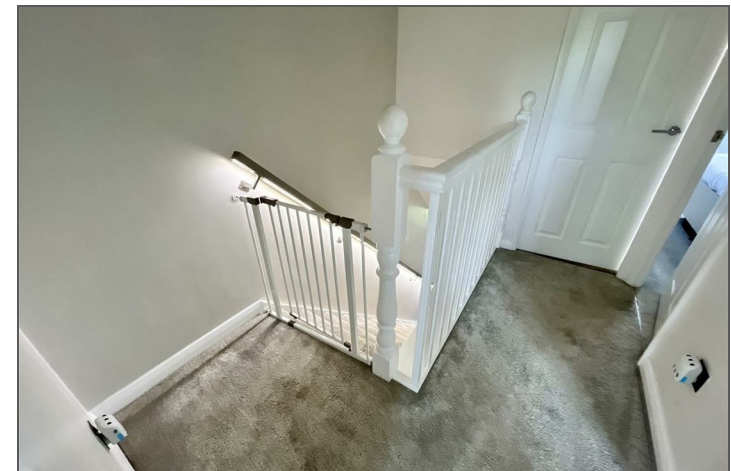
Detached garage, up and over door.

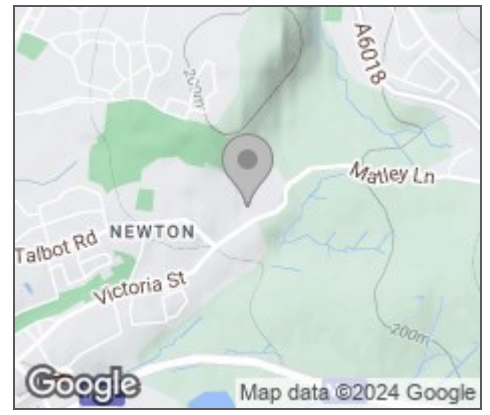
Additional Information

Tenure: Leasehold 999 years from new - £25 paid twice yearly ground rent

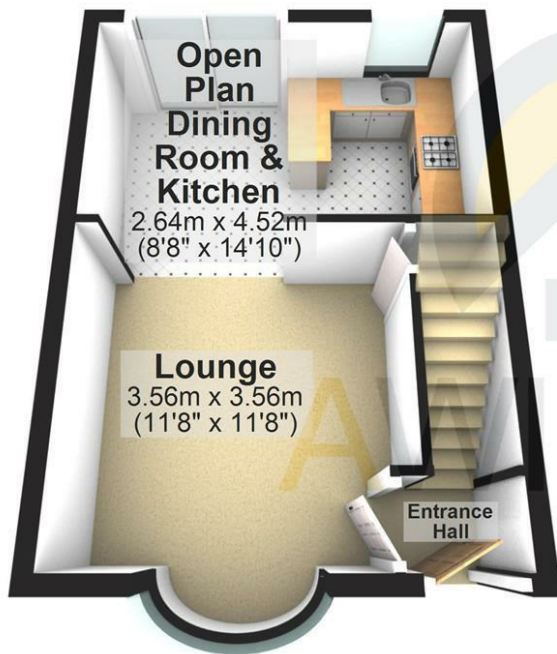
EPC Rating: C

Council Tax Band: C





Ground Floor



First Floor



Total area: approx. 60.2 sq. metres (647.6 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 | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | 86 | England & Wales | | EU Directive 2002/91/EC | 72 |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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