



4 Aspen Wood, Hyde, SK14 3SB

Asking Price £430,000

A Wilson Estates are delighted to bring to the market this beautiful detached family home set in a private location, tucked away in the cul-de-sac.

The property has been a much loved family home and offers the opportunity for a growing family to upsize to and enjoy the space Aspen Wood has to offer.

The development has always been a well regarded one with a real sense of neighbourly spirit and well kept gardens and properties upon driving through the estate.

The floorplan offers spacious living upon entering through the hallway, there is a downstairs cloakroom, light and airy lounge, dining kitchen, large orangery looking out on to a well kept garden.

To the first floor there are four good sized bedrooms, the master having an en-suite, and a family bathroom.

Externally the property offers fantastic sized gardens that have been added to over the years and is now well stocked and changes with the seasons.

4 Aspen Wood

, Hyde, SK14 3SB

Asking Price £430,000



Entrance Hallway

Composite front door, stairs rising to the first floor, wood flooring, doors to w.c, lounge and dining kitchen.

Dining Room

12'2" x 7'10" (3.70m x 2.38m)

Window to front elevation.

Lounge

22'4" x 9'8" (6.80m x 2.95m)

Window to front elevation with views over the front garden, inset living flame gas fire, double opening doors leading out to the orangery.

Dining Kitchen

16'6" x 14'2" (5.03m x 4.32m)

Windows to the rear elevation, door out to the side elevation. Fitted with a comprehensive range of stylish floor and wall mounted units with coordinating work surfaces over along with matching island., the island has a wine cooler and a seating area. Tiled floor, part tiled walls. Integrated appliances include a dishwasher, washing machine & microwave. Space for American style fridge freezer, space for a Range style cooker with Rangemaster extractor fan above.

Orangery

Windows overlooking the gardens, double opening French doors leading out to the garden and a further door leading onto the patio. Tiled floor and ceiling spots.

WC

Opaque window to the front elevation, low level w.c and hand wash basin built into a high gloss vanity unit. Wood flooring.

Stairs & Landing

Useful storage cupboard, doors to all bedrooms and family bathroom.

Master Bedroom

13'1" x 9'8" (4.00m x 2.95m)

Window to the rear elevation with views over the garden. There is a good range of built in wardrobes complete with matching headboard and bedside tables. Door into the en-suite.

En-suite

Opaque window to the rear elevation, modern suite comprising of an enclosed shower cubicle with mains fed shower, hand wash basin built into a high gloss vanity unit and low level w.c.

Bedroom Two

14'6" x 8'0" (4.41m x 2.44m)

Window to the rear elevation with a pleasant outlook over the garden. Fitted with a range of fitted mirror fronted wardrobes.

Bedroom Three

14'2" x 7'10" (4.32m x 2.38m)

Window to the front elevation, fitted wardrobes with a mirrored door.

Bedroom Four

8'10" x 9'9" (2.69m x 2.97m)

Window to the front elevation, currently used as a home office and has a fantastic range of cupboards, drawers, desk and shelving. The desk has been fitted so, should you wish this to be a bedroom it can be removed and leave space for a bed. Wood flooring and concealed lighting.

Family Bathroom

Opaque window to the front elevation, suite comprising of a panel bath with glass screen and a shower over, vanity unit incorporating a hand wash basin and low level w.c. Tiled floor and walls and a heated towel rail.

Externally

Set in this lovely secluded spot, arguably the best on the development! Set in well stocked and mature gardens. There is a double garage with up & over doors and a courtesy door to the side. There is parking for approx 4 vehicles. The garden path leads you through the front garden that is well stocked with mature shrubs and bushes. You can access the rear garden from both sides. The rear garden is a lovely space, with patio and decked areas and raised flower beds. What a spot for a garden party in the summer, and for children to play all year round.

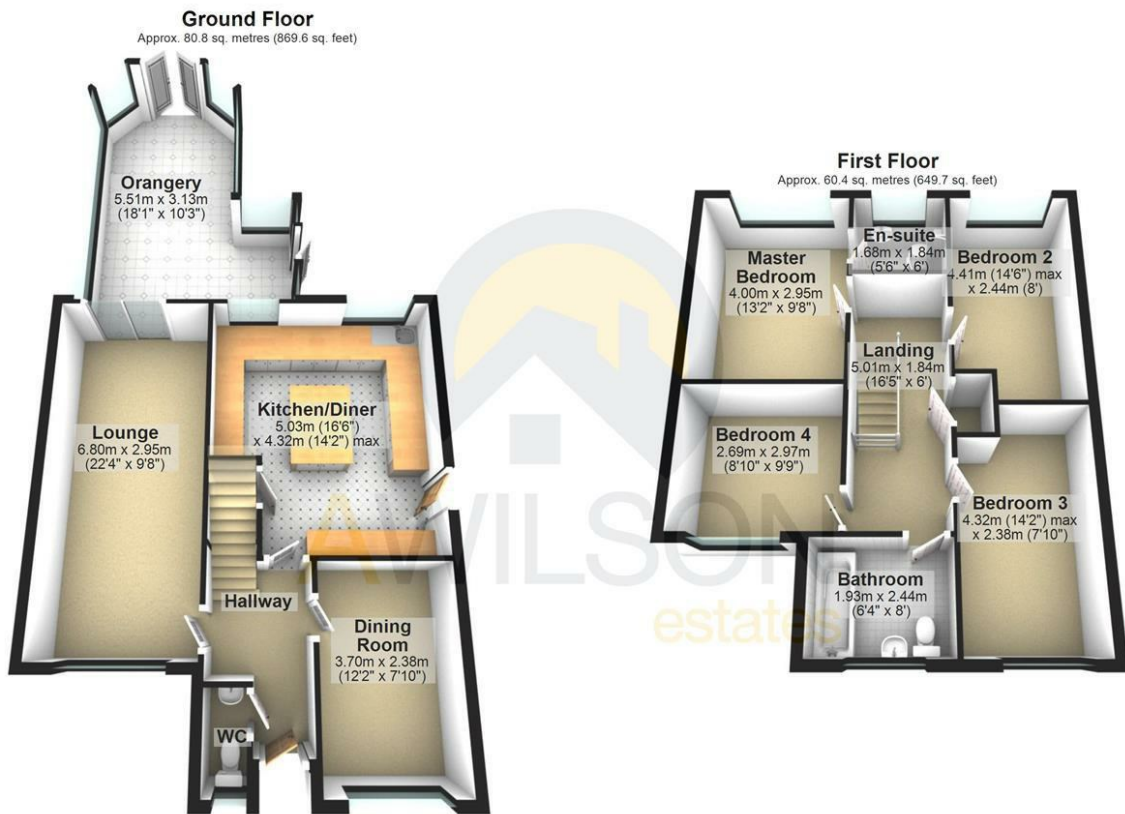
Additional Information

Tenure: Leasehold £120 per year ground rent.

EPC Rating: C

Council Tax Band: E





Total area: approx. 141.1 sq. metres (1519.3 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		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com www.awilsonestates.com