



27a The Links, Hyde, SK14 4GR

£360,000

Welcome to this charming three-bedroom detached family home located in a sought-after area off Talbot Road, in Hyde. This modern and stylish property has been much improved and updated by its current owners, and boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. This truly is a property that needs to be viewed in order to fully appreciate all of the work that has gone in to making this a stunning family home.

As you enter the home you will find a well-designed layout offering ample space for the whole family. An entrance hall opens into the lounge, tastefully decorated in neutral tones. To the rear there is a bespoke kitchen with fully integrated appliances; open plan with the dining room, this is a space that really has been designed with family living in mind. The family room is a fantastic addition to the homes layout - a great space full of natural light. The inclusion of a utility room adds practicality, whilst a storage room provides useful storage options.

To the first floor there is a master suite complete with boutique style en suite shower room. There are two further bedrooms, one of which is a double with space for wardrobes and a further single with bespoke fitted furniture providing plenty of storage, plus a family bathroom complete with shower over bath.

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Entrance Vestibule

Radiator. Door to:

WC

4'11" x 3'1" (1.50m x 0.94m)

Fitted with white two piece suite comprising low level flush wc and hand wash basin. Radiator.

Lounge

15'5" x 13'2" (4.70m x 4.01m)

Double glazed window to front elevation. Double glazed window to side elevation. Inset slimline Gazco gas fire. Karndean flooring. Stairs leading to first floor. Door to:

Kitchen/Dining Room

9'4" x 21'8" (2.84m x 6.60m)

Fitted with a matching range of base and eye level gloss units with coordinating quartz worktop space over. Kick panel heater. Inset sink with mixer tap and drainer. Neff integrated fridge/freezer Fitted AEG electric oven with four ring induction hob and stainless steel hood over. Brand new Neff integrated dishwasher (installed July 2024) Double glazed window to rear elevation. Karndean herringbone flooring. Double glazed bay window to rear elevation looking out to garden. Part glazed door to:

Family Room

11'10" x 11'10" (3.61m x 3.61m)

A space flooded with natural light! Constructed in 2017, this room features two double glazed windows to rear elevation, two skylights, and double sliding doors to side elevation leading out to rear garden. Fitted carpet. Tv point. Radiator. Spotlights to ceiling.

Utility

7'1" x 8'2" (2.15m x 2.49m)

Fitted with a matching range of base and eye level gloss units with coordinating quartz worktop space over. Inset sink with drainer and mixer tap. Karndean herringbone flooring. Door to side leading outdoors. Door to storage room.

Storage

Up and over door to front elevation.

Landing

Double glazed window to front elevation. Ceiling light. Radiator. Storage cupboard. Door to:

Bedroom 1

11'10" x 15'7" (3.61m x 4.76m)

This master suite has a real luxury feel to it! Two double glazed windows overlooking the rear garden providing plenty of natural light. Fitted wardrobes from Crown bedrooms providing plenty of storage. Tv point. Radiator. Door to

En-suite

A boutique style shower room. Fitted in 2019 the en suite features fully tiled walls and floor. Fitted with a three piece suite comprising of a walk in shower, vanity unit sink, and concealed cistern wc. Integrated bathroom cabinet with lights and heated mirror. Underfloor heating. Heated towel rail.

Bedroom 2

11'5" x 8'5" (3.48m x 2.57m)

Double glazed window to front elevation.

Double glazed window to side elevation.
Radiator. Ceiling light.

Bedroom 3

9'4" x 6'7" (2.85m x 2.00m)

Double glazed window to front elevation. Fitted wardrobes by Crown Bedrooms. Radiator. Ceiling light.

Bathroom

Fitted with a three piece suite comprising of panelled bath with folding glass shower screen and mains fed shower over, hand wash basin and low level flush wc. Part tiled walls. Ceiling light. Radiator.

Externally

Driveway parking to the front with lawned garden. Professionally landscaped garden to rear, with slate paving patio, and low maintenance artificially turfed lawn area. Two external power points. External lighting.

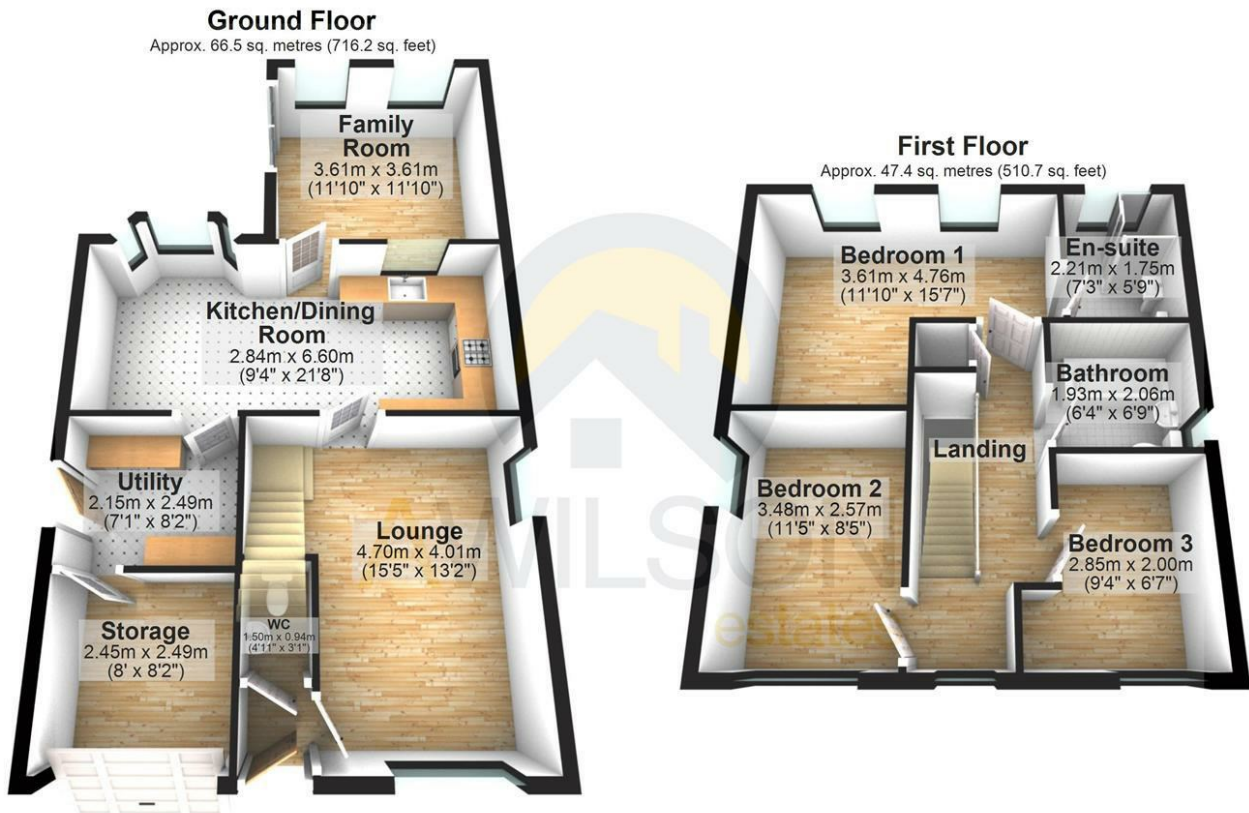
Additional Information:

Tenure: Leasehold

EPC Rating: C - 76 -87

Council Tax Band: D





Total area: approx. 114.0 sq. metres (1226.9 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		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	76	England & Wales
		87	EU Directive 2002/91/EC

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