



18 Foxwood Drive, Hyde, SK14 4FX

£295,000

This modern, spacious four-bedroom home, spanning over three floors, is situated on a sought-after estate in Hyde. Offering over 1,200 sq. ft. of living space, it is the ideal home for growing families and comes to the market in excellent condition, having been well maintained and updated by the current owners.

The ground floor features an inviting entrance hall with stairs leading to the first floor. A family room is a great addition to the floorplan and could be used in a multitude of ways - could it be a dining room, an office for those working from home, a second living room, a games room for teenagers, or a play room for younger kids? Also on the ground floor you will find a convenient WC, and a stylish modern kitchen/diner, perfect for entertaining or family meals. To the first floor, there is a bright and airy lounge, alongside the master bedroom, which benefits from a private en suite bathroom. The top floor accommodates three additional well-proportioned bedrooms and a contemporary family bathroom.

The property also boasts a private, enclosed rear garden which is low maintenance and mainly laid with patio. A gate at the end of the garden leading to the parking area beyond, where the two allocated parking spaces can be found.

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Hallway

uPVC front door. Stairs leading to the first floor. Storage cupboard. Real wood flooring. Radiator. Ceiling light. Door to:

Family Room

9'10" x 9'3" (2.99m x 2.82m)

A great second reception room sure to appeal to families. This space could be utilised as a dining room, an office for those working from home, a second living room, a games room for teenagers, or a play room for younger kids. uPVC double glazed window to front elevation. Radiator. Ceiling light.

Kitchen/Diner

12'8" x 15'0" (3.86m x 4.57m)

Fitted with a matching range of base and eye level cream gloss units with coordinating oak block worktop space over. Integrated fridge/freezer. Integrated dishwasher. Plumbing for automatic washing machine. Built-in eye level electric oven. Built-in four ring hob with extractor hood over. uPVC double glazed window to rear elevation. Radiator. Two ceiling lights. Under stairs storage cupboard. uPVC double doors leading to rear garden.

WC

Part tiled walls. Low level flush wc. Hand wash basin with vanity unit. Heated towel rail. Ceiling light. Extractor.

Landing

Stairs leading to second floor. Ceiling light. Door to:

Lounge

8'10" x 15'0" (2.68m x 4.57m)

Two uPVC windows to front elevation. Fire surround with living flame effect electric fire. Laminate flooring (approx 6 months old). Ceiling light. Radiator.

Master Bedroom

9'9" x 12'11" (2.97m x 3.94m)

uPVC double glazed window to rear elevation. Radiator. Built in double wardrobe. Wood laminate flooring that has been laid within the last 6 months. Ceiling light.

En-suite

A modern en suite shower room with tiled walls, a walk in shower cubicle with mains fed shower, low level flush wc, and hand wash basin with vanity unit. uPVC double glazed window to rear elevation.

Landing

Bedroom 2

12'4" x 8'2" (3.75m x 2.49m)

A bedroom of double proportions. uPVC double glazed window to front elevation. Radiator. Built in double wardrobe. Ceiling light.

Bedroom 3

9'9" x 8'2" (2.97m x 2.49m)

A bedroom of double proportions. uPVC double glazed window to rear elevation. Radiator. Built in double wardrobe. Ceiling light.

Bedroom 4

9'5" x 6'6" (2.87m x 1.98m)

uPVC double glazed window to front elevation. Radiator. Ceiling light.

Bathroom

Three piece suite comprising of walk in shower cubicle with mains fed shower with rainfall head and additional handset. Low level flush wc and hand wash basin.

Externally

To the front of the property there is a small low maintenance garden, mainly laid with pebbles with a hedged border and a path leading to the front door. To the rear of the property there is a private enclosed garden, mainly laid with patio, and a gate at the end of the garden leading to the parking area beyond, where the two allocated parking spaces can be found.

Additional Information

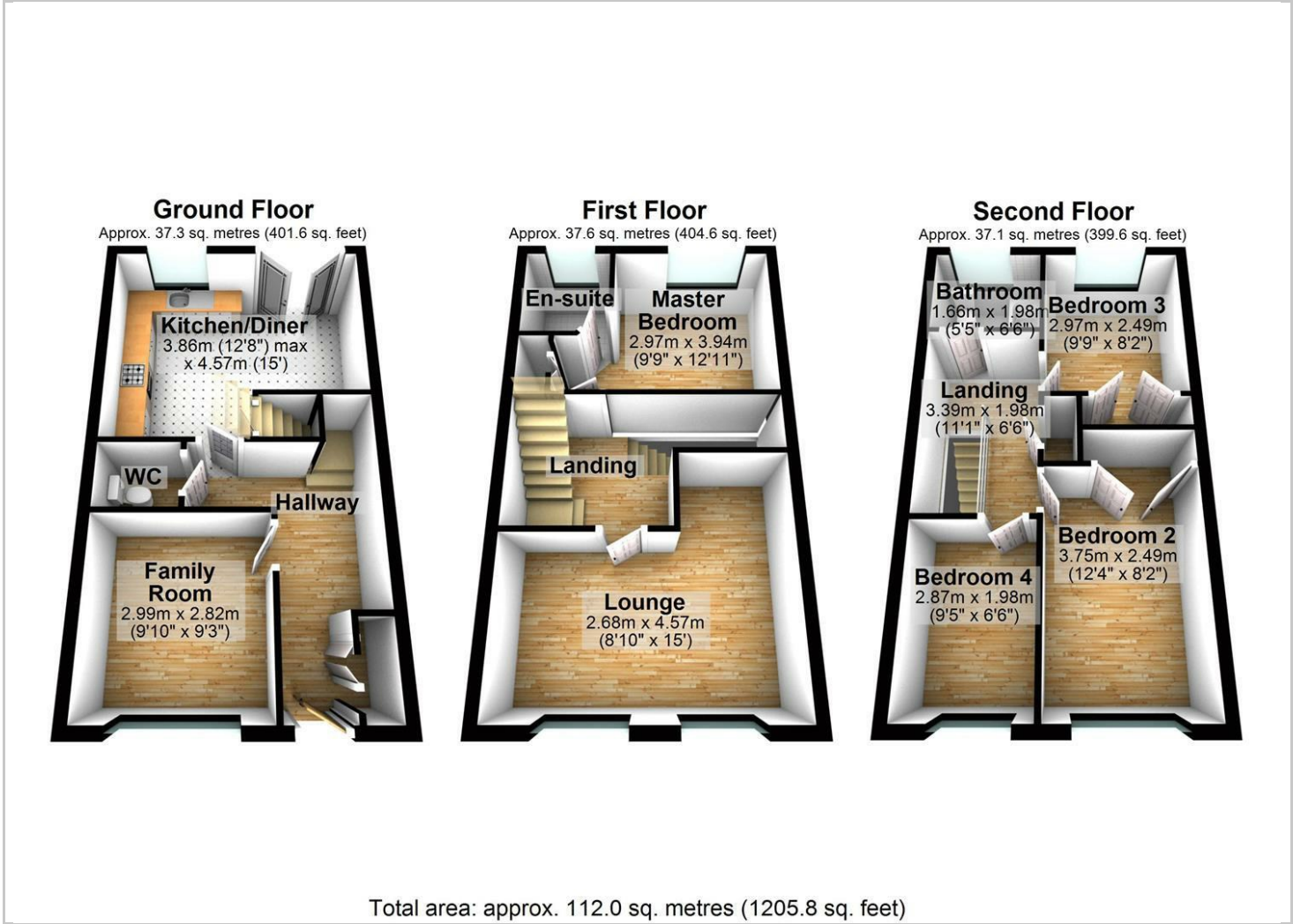
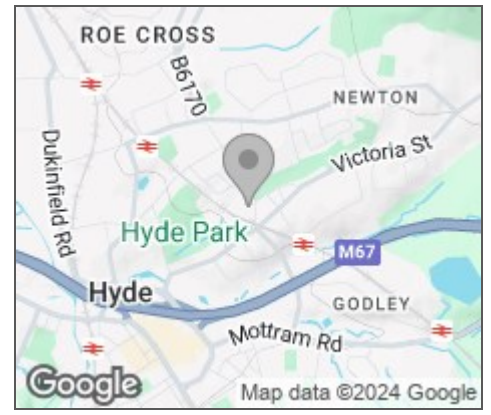
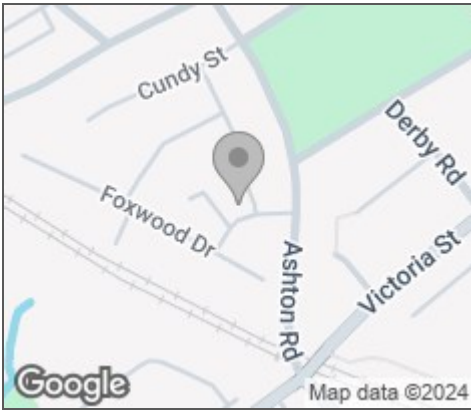
Tenure: Freehold

EPC Rating - C - 77 - 91

Council Tax Band: D

Service Charge: - £23.00pcm (includes maintenance of communal areas and communal gardens on site and upkeep of allocated parking area)





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 | | | (81-91) A |
| (81-91) B | | | (69-90) B |
| (69-80) C | | | (55-84) C |
| (55-68) D | | | (39-54) D |
| (39-54) E | | | (21-38) E |
| (21-38) F | | | (1-20) F |
| (1-20) G | | | Not environmentally friendly - higher CO ₂ emissions |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 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.

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