



## Bank House Bank Street, Hyde, SK14 6AY

**£435,000**

Welcome to this exquisite four-bedroom detached bespoke new build property tucked away on the outskirts of the charming village of Broadbottom.

This thoughtfully designed home offers great sized family living accommodation set over two floors.

As you step through the entrance hallway, you are then greeted by a spacious and inviting open-plan kitchen and dining space.

The kitchen area, featuring top-of-the-line appliances, sleek cabinetry, and a central island that doubles as a stylish breakfast bar.

From the entrance hallway you move onto a bright and spacious lounge room, where the size is a pleasant surprise, complete with media wall.

The Master bedroom is a true retreat, boasting a private en suite.

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## Entrance Hallway

Composite front door, turning stairs with oak balustrade rising to the first floor, with useful under stairs storage space. Wood laminate flooring, wood doors to all downstairs rooms.

## Downstairs W.C

Window to the side elevation. Suite comprising of a low level W.C and hand wash basin. Cupboard housing the central heating boiler.

## Open Plan Dining Kitchen

25'4 x 13'6 (7.72m x 4.11m)

Windows to the rear, side and front elevations. Double opening French doors leading out to the patio. This is the heart of the home, with enough space for a sofa plus dining set.

The high gloss kitchen is fitted with all the appliances you will need, including fridge and freezer, dishwasher, washing machine, microwave, electric oven and hob with extractor fan above, stainless steel sink unit, complete with Quartz worksurface and breakfast bar.

## Lounge

19'9 x 12'6 (6.02m x 3.81m)

Windows to both front and rear aspects. Stylish media wall.

## Stairs & Landing

Oak doors to all upstairs rooms. Window to the front elevation.

## Master Bedroom

13'3 x 9'8 (4.04m x 2.95m)

Windows to the front with far reaching views. Velux window, door into the en-suite.

## En-Suite

Opaque window, suite comprising of a tiled enclosed shower cubicle with electric shower. Low level W.C and hand wash basin built into a vanity unit.

## Bedroom Two

12 x 9'10 (3.66m x 3.00m)

Windows to the front and rear aspects. Door into en-suite.

## En-Suite

Suite comprising of a tiled enclosed shower cubicle with mains fed shower. Low level W.C and hand washbasin built into a vanity unit.

## Bedroom Three

13'6 x 7'8 (4.11m x 2.34m)

Window to the rear elevation, plus Velux window.

## Bedroom Four

7'1 x 6'7 (2.16m x 2.01m)

Window to the rear elevation, plus Velux window.

## Family Bathroom

Opaque window to the rear elevation. Suite comprising of a dual ended bath, low level W.C and hand wash basin built into a vanity unit. Heated towel rail, part tiled walls and tiled floor.

## Externally

Approached by a sweeping driveway, there is a pleasant enclosed garden complete with patio area, perfect to sit in the sunshine in the summer months,

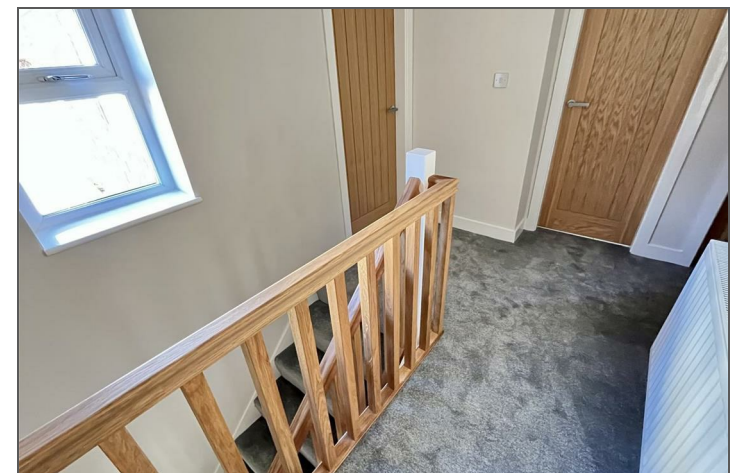
## Additional Information

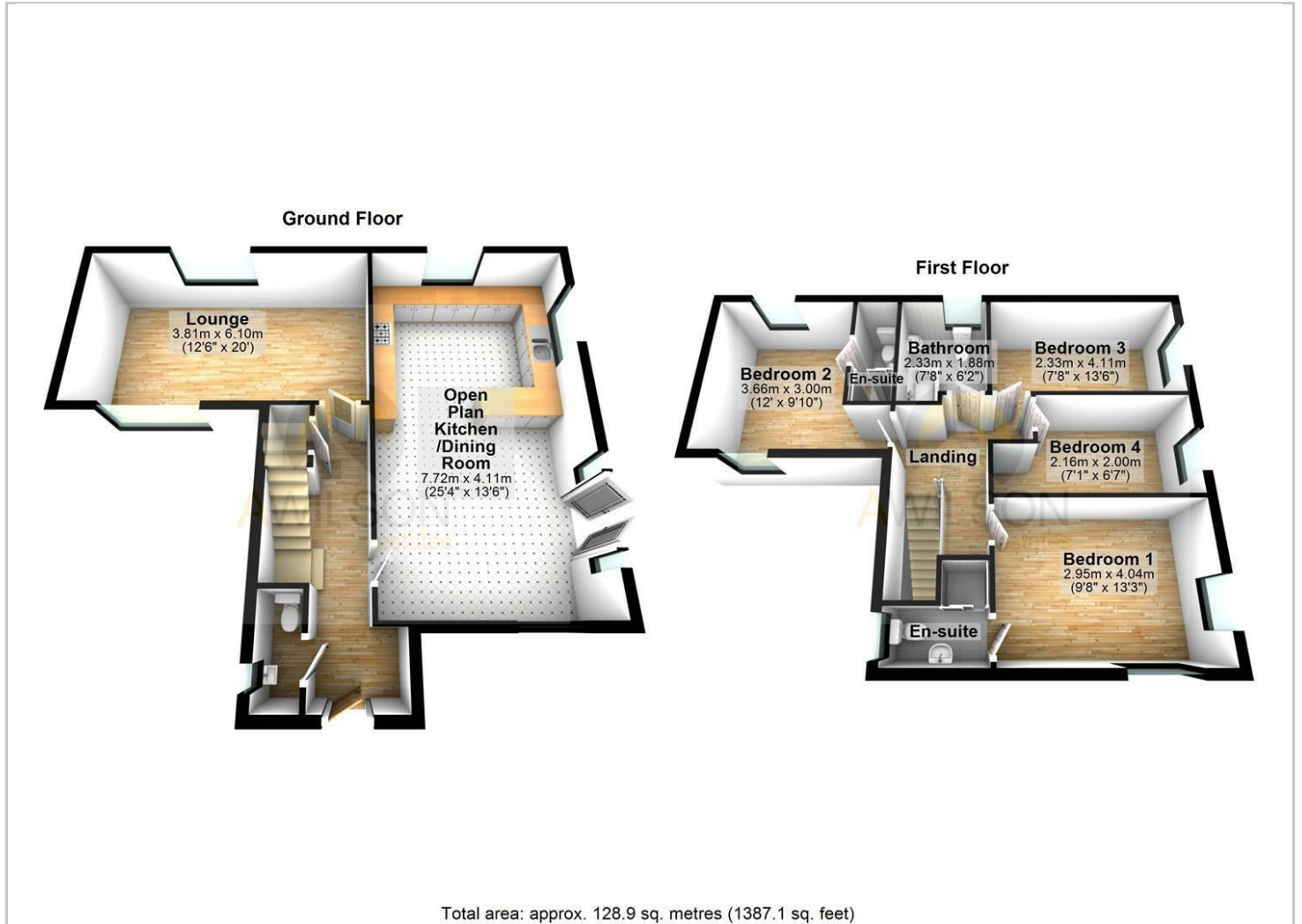
Tenure: Freehold (to be confirmed)

EPC Rating: TBC

Council Tax Band: TBC

Tel: 0161 303 0778





## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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