

9 Peak Place, Hyde, SK14 4WG

£385,000

Welcome to Peak Place! If you are into interior design, this beautiful family home, could just be for you. The stylish media wall and fireplace, wall panelling and stunning decor throughout is a credit to the current owners.

Once inside you are welcomed into the entrance hall, the lounge is an inviting space with muted tones and a recently installed media wall and fire place, the perfect place to cosy up with the family in the evenings.

The dining kitchen is the heart of this home! Fitted with a range of modern units with coordinating breakfast bar and integrated appliances. There is also the huge benefit of a utility room, vital for the busy family.

Upstairs, the landing is worthy of a mention, the colour scheme and panelling creates the tone for bedrooms beyond. There are four bedrooms, the master having a larger than average en-suite shower room and a family bathroom.

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Entrance Hallway

The front door leads you into the hallway where you will find stairs rising to the first floor with useful under stairs storage space. Cloakroom, and downstairs W.C, doors into the lounge and the open plan kitchen & dining area.

Downstairs W.C

Opaque window to the front elevation, low level w.c and hand wash basin.

Lounge

French doors leading out to the garden, stunning media wall and fireplace and timber mantle, window to the front elevation with views over the garden.

Open Plan Kitchen & Dining Room

Windows to the front and rear elevations. Fitted with a comprehensive range of modern & stylish floor and wall mounted units with coordinating work surfaces and matching breakfast bar over. Integrated appliances include a fridge and a freezer, electric oven with hob and extractor fan above, dishwasher, one a half bowl stainless steel sink with mixer tap. Open to the utility room.

Utility Room

Window and back door leading out to the garden. Fitted with wall units and a work surface, plumbing for washing machine.

Stairs & Landing

Window to the rear elevation. Doors to all upstairs rooms and a linen store.

Master Bedroom

Window to the front elevation. Built in mirror fronted wardrobes, door into the en-suite.

En-Suite

Enclosed shower cubicle, low level w.c and hand wash basin, part tiled walls and heated towel rail.

Bedroom Two

Window to the front elevation.

Bedroom Three

Window to the front elevation.

Bedroom Four

Window to the front elevation.

Family Bathroom

Opaque window to the rear elevation, suite comprising a panel bath with shower over, low level w.c and hand wash basin. Part tiled walls and heated towel rail.

Externally

Standing in gardens to both the front and rear, the driveway leads to a detached single garage with up and over door and has the benefit of light and power (has previously been used as a gym, so the flooring is such, this space could be used for a multiple of uses).

The rear is enclosed by timber fencing and provides a safe space for children and family pets.

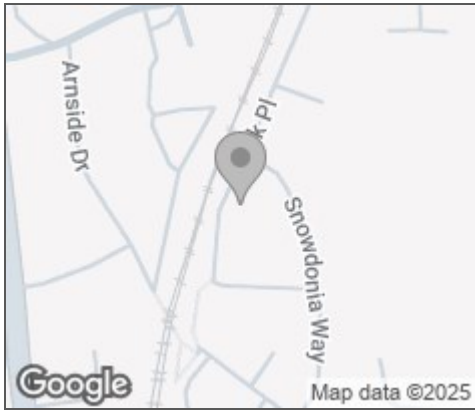
Additional Information

Tenure: Leasehold - 900 years remaining - £440 per year ground rent

EPC Rating: B - 82-93

Council Tax Band: B





Total area: approx. 93.0 sq. metres

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
82	93
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	

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	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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