



## **12 Birchwood Crescent, Hyde, SK14 4GQ**

**£380,000**

A Wilson Estates are proud to present for sale this fantastic modern extended four bedroom detached property.

With a spacious floorplan and being extremely well presented throughout - what a superb family home!

The locality offers ease of access to nearby towns via road links and train links via Newton for Hyde, Flowery Field and Godley Train Stations which are all approximately a mile away from the property - perfect for those needing to commute into Manchester and beyond.

Those with children of a school age are within the catchment for Bradley Green, St Paul's, Rayner Stephens and All Saints offering a range of options for those with growing families.

The accommodation briefly comprises of the entrance hallway, downstairs cloakroom, good sized lounge, dining room with double doors opening to the third excellent sized reception room. A spacious fitted kitchen and dining / breakfast room which opens to the side garden patio area.



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, Hyde, SK14 4GQ

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## Entrance Hallway

Composite double glazed front door, storage cupboard, radiator, stairs to the first floor.

## Cloakroom / WC

UPVC double glazed window to the front elevation, low level W.C and vanity wash hand basin, radiator.

## Lounge

15'9" x 10'10" (4.80m" x 3.30m")

UPVC double glazed window to the front elevation. UPVC double glazed patio doors to the rear garden and radiator.

## Dining Room

11'2" x 9'2" (3.40m" x 2.79m")

UPVC double glazed window to the front elevation, ceiling cornices, double doors leading to the third reception room/family room.

## Family Room

14'8" x 11'9" (4.47m" x 3.58m")

UPVC double glazed window to the front elevation. UPVC double glazed patio doors to the rear garden. Velux double glazed windows and radiator.

## Kitchen / Dining Room

13'0" x 16'1" (3.96m" x 4.90m")

Great sized room, fitted with a matching range of base and eye level units with co-ordinating work surfaces. Plumbing and space for automatic washing machine and space for American style fridge freezer. Built in electric double oven, built in four ring gas hob and extractor hood. Four double glazed windows and patio doors leading to the rear patio area which floods the room with lots of light. Inset ceiling spotlights, radiator and under stairs storage.

## Master Bedroom

8'5" x 16'3" (2.57m" x 4.95m")

Three double glazed windows to the rear elevation

which gives this room plenty of natural light. Mirror fronted built in wardrobes, drawer units and radiator.

## En-Suite / Shower Room

UPVC double glazed window to the side elevation. Fitted shower cubicle with shower, low level W.C, vanity wash hand basin and radiator.

## Bedroom Two

8'10" x 12'4" (2.69m" x 3.76m")

Double glazed window to the front elevation.

## Bedroom Three

9'1" x 10'0" (2.77m" x 3.05m")

Double glazed window to the front elevation and radiator, built in wardrobes and a cupboard.

## Bedroom Four

6'4" x 6'11" (1.93m" x 2.11m")

Double glazed window to the rear elevation and radiator.

## Family Bathroom

White bathroom suite with panelled bath, low level W.C and vanity wash hand basin. Tiled floor, part tiled walls and radiator.

## Garage

15'3" x 8'7" (4.65m" x 2.62m")

## Externally

Externally the property has extensive gardens to all sides with a low maintenance astro turfed tier garden area, paved walkways and patio areas. fenced boundaries. Driveway to the side leading to the garage which has ample parking for two / three vehicles.

## Additional Information

Tenure: Leasehold - Ground rent = £441.34 per year

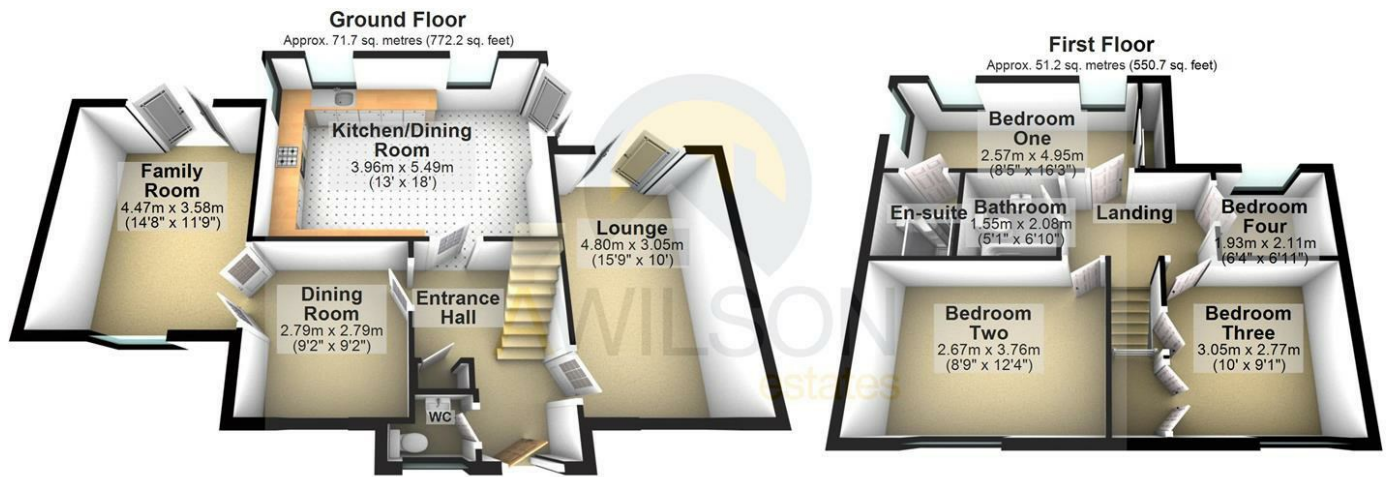
EPC Rating: C - 75 - 86

Council Tax Band: E









Total area: approx. 122.9 sq. metres (1322.9 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		
	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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: [info@awilsonestates.com](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)