

4 Church Meadow Gardens, Hyde, SK14 4RU

Offers Over £210,000

Welcome to Church Meadow Gardens! This lovely modern property has so much to offer, could it be your new home? Situated in this attractive courtyard.

Sure to appeal to a wide range of potential buyers, from those lucky enough to be purchasing as their first home, those with children, or maybe downsizing?

You are welcomed in through the entrance vestibule and into the lounge. The lounge then opens to the dining room, and in turn the kitchen. This gives a great flow, with the feeling of the much coveted open plan aspect.

Upstairs are three bedrooms, the master having a fantastic walk in wardrobe! and a family bathroom.

Externally, there is a small front garden, whilst around to the rear a pleasant enclosed garden. The garage is en-bloc, useful for that all important extra storage. Plus reserved parking to the front of the house.

Those with children of a school age have the option of several local schools from Flowery Field, St Annes, and Godley Primary Schools in addition to Hyde High, and Rayners

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Entrance Porch

Composite front door, door with leaded light leading into the lounge.

Lounge

14'4 x 13'2 (4.37m x 4.01m)

Window to the front elevation, feature fireplace, open stairs rising to the first floor. Door with leaded light into the dining room. Wood laminate flooring and coved ceiling.

Dining Room

11 x 7'5 (3.35m x 2.26m)

Double opening doors taking you out to the garden, open to the kitchen space. Tiled flooring and coved ceiling.

Kitchen

11 x 6'4 (3.35m x 1.93m)

Window to the front elevation, fitted with a range of floor and wall mounted units with coordinating work surfaces over, and built in wine rack. Integrated electric oven (only fitted a couple of months ago), hob and extractor fan above. Space for fridge freezer, plumbing for washing machine, stainless steel sink unit with mixer tap over. Tiled floor and part tiled walls.

Stairs & Landing

Access to all bedrooms and family bathroom.

Bedroom One

14'9 (into robes) x 8'11 (4.50m (into robes) x 2.72m)

Window to the front elevation, plenty of built in wardrobes, plus the added benefit of a walk in wardrobe! plus further cupboard.

Bedroom Two

10'11 x 7'6 (3.33m x 2.29m)

Window to the rear elevation, with views over the garden.

Bedroom Three

7'3 x 6'7 (2.21m x 2.01m)

Window to the rear elevation.

Family Bathroom

Suite comprising of a panel bath with mains fed shower over complete with folding glass shower screen, low level w.c and hand wash basin

Externally

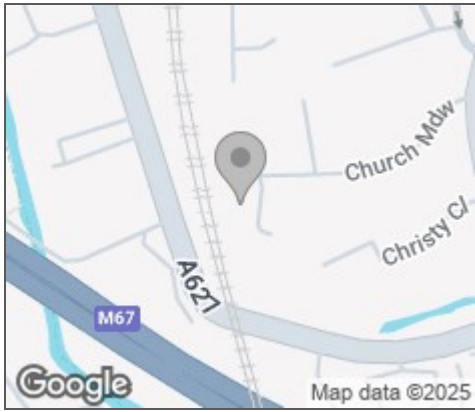
Additional Information

Tenure: Leasehold - Ground rent is £75 per year

EPC Rating: D

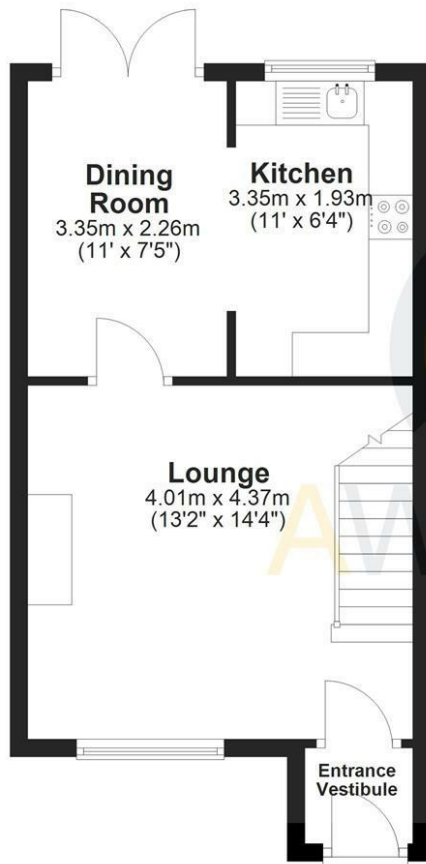
Council Tax Band: C





Ground Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



Total area: approx. 67.3 sq. metres (724.1 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 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	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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