



6 Grange Close, Hyde, SK14 5PW

£265,000

Welcome to Grange Close! This three bedroomed property is ideally situated, with Gee Cross Village, Werneth Low Country Park and well regarded local schools all within easy reach, and comes to the market having been lovingly updated by the current owners.

Offering well thought out living accommodation set over two floors, and featuring a beautiful landscaped rear garden, Grange Close would be ideal for a range of purchasers, from growing families, to first time buyers, or even those looking to downsize.

Upon entering the home you are welcomed into a bright hallway, leading to a good sized lounge decorated in stylish neutral tones, with a modern feature marble fireplace providing the perfect focal point for the room. To the rear of the home a generously sized kitchen/diner offers ample unit space, and plenty of room for family dining, whilst the handy utility room is a must for busy family life! Converted from a downstairs wc, this could easily be transferred back with all pipework still in situ, should the new owners wish to do so.

The staircase ascending to the first floor features stunning glass balustrades, allowing plenty of natural light into the space. To the first floor the master bedroom is simply

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Hallway

A bright and airy space with stairs leading to first floor complete with glass balustrade. Under stairs storage cupboard. Door leading to:

Lounge

12'9" x 11'4" (3.89m x 3.45m)

A modern space decorated in stylish neutral tones. A living flame effect electric fire with marble base provides the focal point for the room whilst a Bow window to the front allows plenty of natural light into the space. Radiator. Laminate flooring. Ceiling light.

Kitchen/Diner

12'11" x 17'5" (3.94m x 5.31m)

A generous sized kitchen/diner offering plentiful space for family dining. Kitchen fitted with a matching range of base and eye level units with coordinated worktops over. Built in electric oven with four ring hob and extractor hood over. Space for American style fridge freezer. Sink with drainer and mixer tap. Window to rear offering views of the rear garden. Door leading out to garden.

Utility

2'6" x 5'9" (0.76m x 1.75m)

Originally a wc, this space has been converted by the current owners to a handy utility, with plumbing for washing machine and space for dryer to be stacked on top of washer plus handy shelving space for storage. The original pipework is still in situ for the wc meaning that this could be easily switched back should the new owners wish.

Landing

Glass balustrades. Fitted carpet. Ceiling light.

Master Bedroom

13'9" x 8'11" (4.20m x 2.71m)

Window to front elevation. Herringbone style flooring. Feature panelling to one wall. Radiator. Ceiling light.

Bedroom Two

11'11" x 10'7" (3.62m x 3.23m)

Currently used as a craft room, this is a double bedroom of generous proportions and benefits from stunning views to the rear of the nearby hillsides. Radiator. Ceiling light. Laminate flooring.

Bedroom Three

8'3" x 8'2" (2.52m x 2.49m)

Currently utilised as a walk in wardrobe, this is a larger than average third bedroom. With window to front elevation, radiator and ceiling light.

Shower Room

Window to rear elevation. Double shower enclosure, hand wash basin and wc. Heated towel rail.

Externally

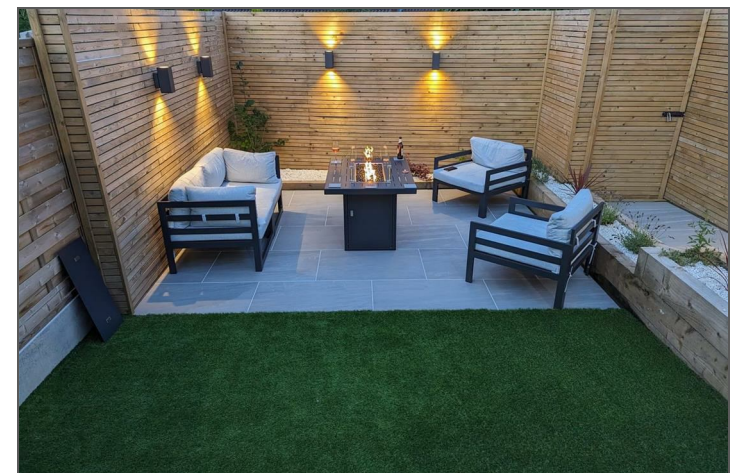
Externally, the property boasts a modern and stylish landscaped rear garden, featuring two patio areas perfect for al fresco dining and summer entertaining, in addition to an area turfed with artificial lawn and bordered by attractive planters, making it an outdoor space that is low maintenance and which can be enjoyed all year round. To the front the property is set back from the road, with a lawned front garden and path leading to the front door. On street parking is readily available.

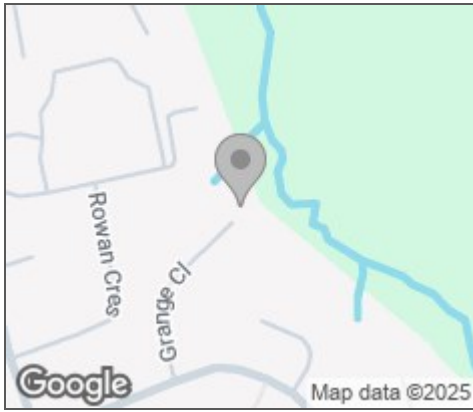
Additional Information

Tenure: Freehold

Council Tax Band: B

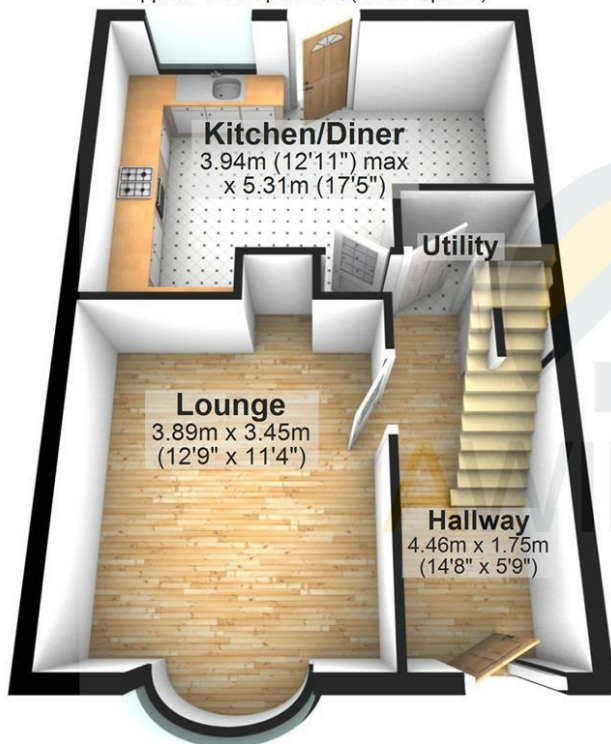
EPC Rating: C





Ground Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 84.5 sq. metres (909.4 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	

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