



3 Heather Way Wardle Brook Avenue, Hyde, SK14 3FQ

Offers Over £260,000

Heather Way has so much to offer! Offering a fantastic floorplan, with plenty of space for a growing family.

The highly desirable open plan living space is ideal for busy family life, with enough room for living, dining and cooking. A wonderful entertaining space.

Bedroom four located on the ground floor is currently being used as a home office, and a downstairs w.c all complete the ground floor.

Moving upstairs to the first floor is a cosy lounge, somewhere to retreat to at the end of the day and watch a movie? The master bedroom and en-suite shower room are also located on this floor.

Up to the second floor and you'll find two further double bedrooms and a family bathroom.

Outside to the front is a small gated garden, whilst around to the rear is pleasant enclosed sunny rear garden, the perfect space to enjoy the summer months.

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, Hyde, SK14 3FQ

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Entrance Hallway

14'8" x 3'3" (4.46m x 1.00m)

Front door, double door cloaks cupboard. Doors to all downstairs rooms.

Open Plan Living Space

18'6" x 13'2" (5.63m x 4.02m)

Double opening doors leading out to the garden, the kitchen area is fitted with a range of base and eye level units with coordinating work surfaces over. Integrated electric oven, hob and extractor fan above. Space for fridge freezer, plumbing for washing machine. The room then open up into a space ample enough for for a dining table and sofa. This is the heart of the home, it will all take place here.

WC

Low level w.c and hand wash basin.

Bedroom Four/Home Office

9'6" x 6'2" (2.90m x 1.88m)

Window to front elevation.

Stairs & Landing

Doors to lounge and master bedroom.

Lounge

10'1" x 12'9" (3.08m x 3.89m)

Two windows to rear elevation with views over the garden.

Main Bedroom

12'0" x 12'11" (3.66m x 3.94m)

Two windows to front elevation, door into the en-suite.

En-suite

6'11" x 4'11" (2.11m x 1.50m)

Double enclosed shower cubicle, low level w.c and hand wash basin.

Second Floor

Bedroom 2

11'10" x 12'9" (3.60m x 3.89m)

Skylight, Storage cupboard.

Bedroom 3

6'7" x 12'9" (2.00m x 3.89m)

Skylight, window to front, Storage cupboard.

Family Bathroom

Suite comprising of a panel bath with shower head attachment over, low level w.c and hand wash basin. Part tiled walls.

Externally

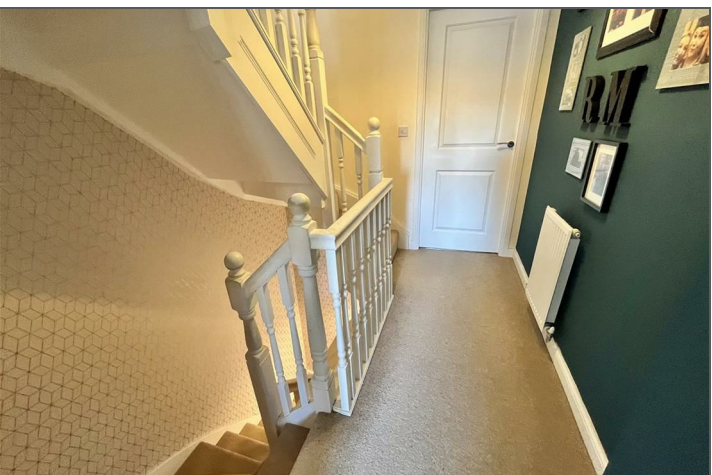
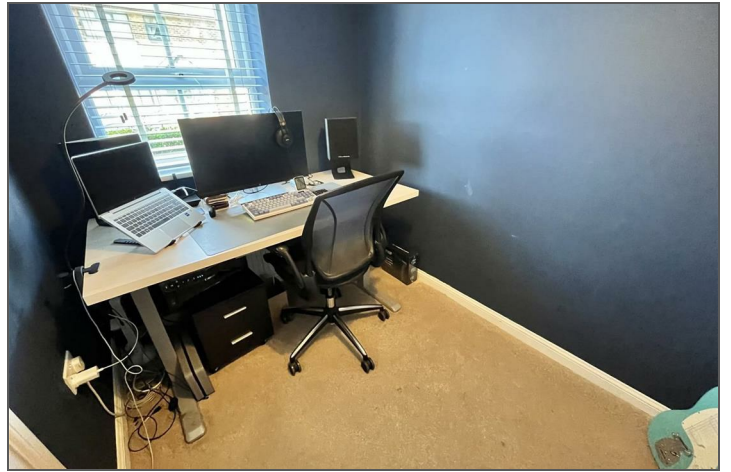
The front of the property has a small enclosed garden with wrought iron gate. Whilst around to the rear is a pleasant enclosed sunny garden with a gate that takes you out to the numbered two parking spaces. These spaces are located at the rear and is accessed via a gated entrance.

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: C





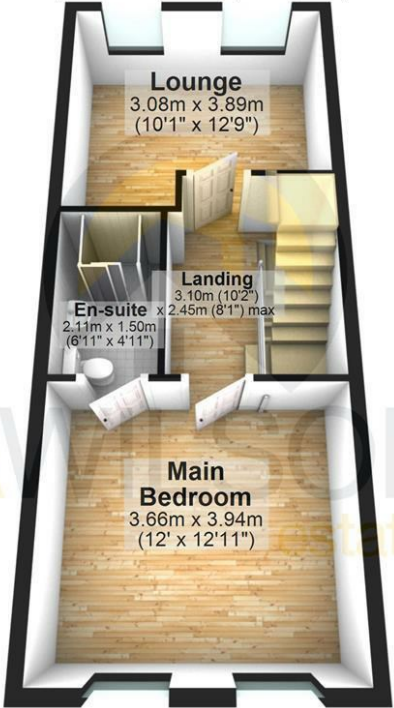
Ground Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



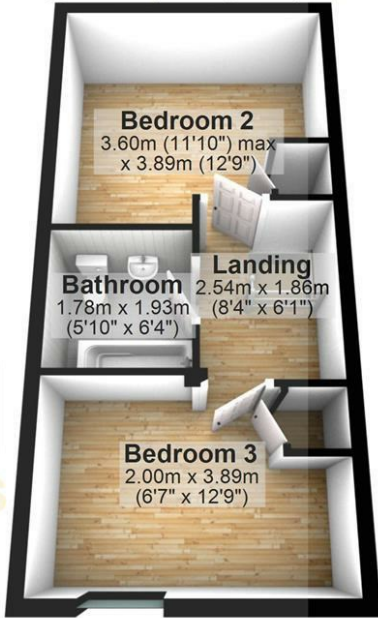
First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Second Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



Total area: approx. 110.4 sq. metres (1188.2 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	89	England & Wales	EU Directive 2002/91/EC	

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