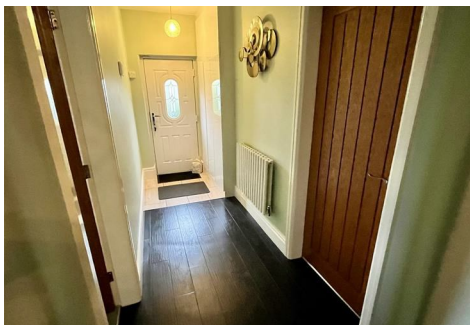




123 Sheffield Road, Hyde, SK14 2PJ

Offers Over £365,000

Welcome to Sheffield Road! Sat in a fantastic elevated position, this beautifully presented family home is worthy of an internal inspection to fully appreciate all it has to offer.

Standing proudly from the road, the front has an attractive stone wall boundary with steps leading up to the front door. You are welcomed in through to the entrance hallway, there is a lounge & a stylish dining kitchen with exposed brick fireplace. The master bedroom has a bay window and is an excellent size. A further two bedrooms and a modern family bathroom all complete the ground floor.

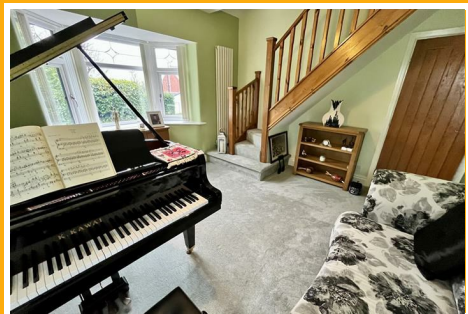
Upstairs is a fabulous space! What would you do with it? The current owners have created a further lounge and what could be a fourth bedroom. With a window that offers the most amazing far reaching views, this space is sure to appeal to the whole family. This would make the perfect space for multi generational living, or perhaps an older child looking for some independence?

Outside, the large gardens have undergone a programme of landscaping, including making the stone walling secure and creating a hardstanding for the shed. There is a

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Entrance Hallway

Composite front door, Karndean flooring, doors leading to all downstairs rooms.

Lounge

13'6 x 12 (4.11m x 3.66m)

Bay window to the front elevation, further window to the side. Oak staircase rising to the first floor.

Open Plan Dining Kitchen

15 x 13'3 (4.57m x 4.04m)

This is the heart of the home! A wonderful space for entertaining, busy family dinners, or to just hang out during the day. There are windows to the rear elevation & double opening French doors leading out to the garden. The kitchen area is fitted with a stylish range of units with coordinating worksurfaces over, space for an American fridge freezer, plumbing for a washing machine, integrated oven, hob, sink with swan neck tap. The dining area has a beautiful exposed brick fireplace. Tiled floor.

Master Bedroom

13'4 x 11'10 (4.06m x 3.61m)

Bay window to the front elevation.

Bedroom Two

12'6 x 9'6 (3.81m x 2.90m)

Window to the side elevation.

Bedroom Three

8'6 x 8 (2.59m x 2.44m)

Window to the rear elevation.

Family Bathroom

Suite comprising of a panel bath with shower over, low level w.c and hand wash basin. Tiled floor and walls, heated towel rail.

Stairs & Landing

Door leading to the potential bedroom four and further lounge area.

Bedroom Four

13'3 x 10'10 (4.04m x 3.30m)

Window to the side elevation with far reaching views, plus two Velux windows. Karndean floor, and opens into the lounge area.

Lounge

18 x 14'1 (5.49m x 4.29m)

What would you do with this space? This excellent sized room is currently used as an extra lounge, however, should you have the need to utilise the space for something different, maybe a suite for an older family member moving in with you? This would provide a lovely spacious and a degree of privacy from the rest of the house. Or maybe you need to run your business from home? Meaning you could walk downstairs and leave it all behind until your next working day. There are so many possibilities!

Externally

Sat proudly from the road, in a good sized plot that offers a degree of privacy, The stone walling gives wonderful kerb appeal, and steps lead you up to the front door. The beds are established and well stocked. Around to the side and rear are sunny patio spaces for you to sit with a cool drink on a warm day.

Additional Information

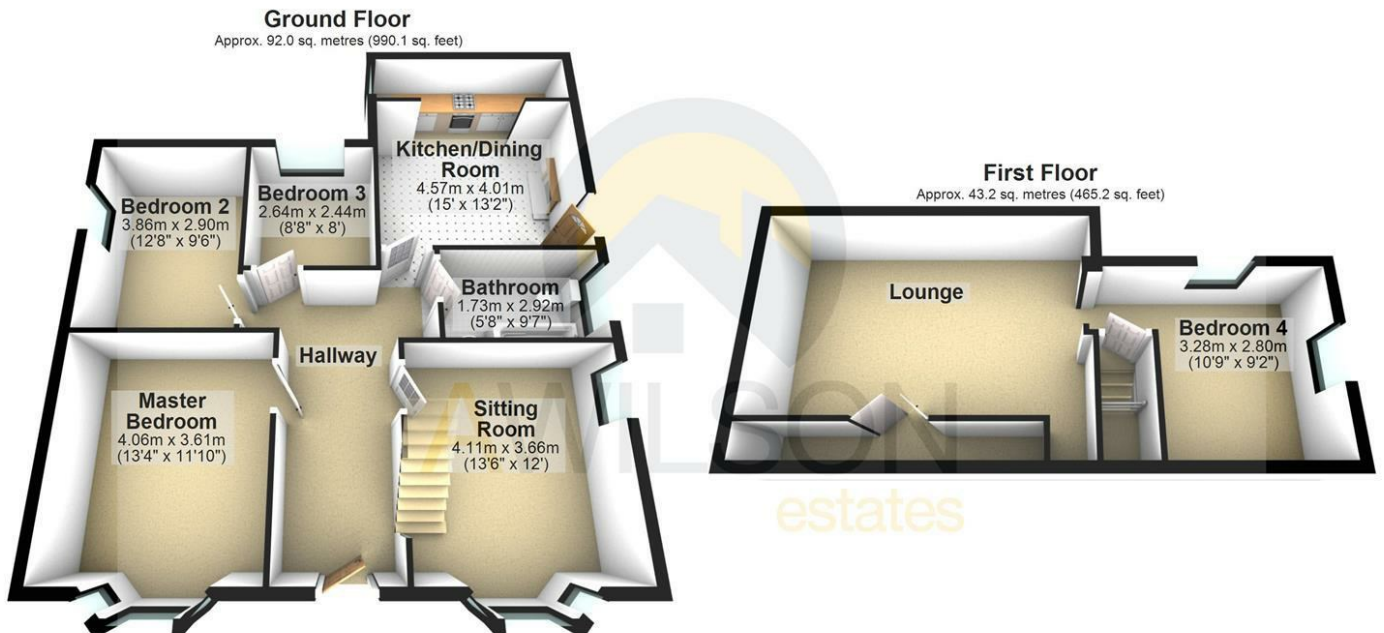
Tenure: Freehold

EPC Rating: D - 67 - 85

Council Tax Band: D

Tel: 0161 303 0778





Total area: approx. 135.2 sq. metres (1455.3 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	85	England & Wales	EU Directive 2002/91/EC	67

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