



49 Gregory Street, Hyde, SK14 4NJ

£250,000

Located on the ever popular Cotton Mills Development in Hyde, this beautifully presented three bedroom home is offered for sale in excellent condition throughout and would be perfect for families, professionals, or first time buyers looking for a modern, low maintenance home.

The ground floor features a welcoming entrance vestibule with part glazed door leading through to a bright lounge. To the rear a spacious kitchen diner is the ideal spot for everyday family living and entertaining, and also features a convenient ground floor WC just off it.

To the first floor, the property offers a master bedroom complete with en suite shower room, a second double bedroom, a well proportioned third bedroom, and a modern family bathroom.

Externally a driveway to the front offers off road parking for two vehicles, whilst to the rear the garden is a real highlight, a private, low maintenance suntrap finished with a combination of composite decking and artificial turf, making it an ideal spot to unwind or entertain, whatever the season

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Entrance Vestibule

Fitted carpet. Radiator. Stairs leading to first floor. Part glazed door leading to:

Lounge

13'11" x 11'11" (4.24m x 3.63m)

A light bright room with window to front elevation. Fitted carpets. Radiator. Ceiling light. Door to:

Kitchen/Diner

13'1" x 15'4" (3.99m x 4.67m)

Fitted with a matching range of base and eye level units with coordinating worktop space over. Stainless steel sink with drainer and mixer tap. Built in electric oven with four ring gas hob and extractor hood over. Integrated fridge freezer. Integrated washing machine and dishwasher. Under stairs storage cupboard. Double doors leading out to rear garden.

WC

Low level flush wc. Hand wash basin. Radiator. Ceiling light.

Landing

Bedroom One

11'3" x 9'9" (3.43m x 2.97m)

Window to front elevation. Double radiator. Ceiling light. Space for wardrobes. Door to:

En-suite

Fitted with three piece suite comprising of shower cubicle with electric shower, hand wash basin and wc. Window to front elevation. Double radiator. Extractor. Ceiling light.

Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, radiator.

Bedroom Two

10'10" x 8'6" (3.30m x 2.59m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

12'1" x 6'7" (3.68m x 2.01m)

Window to rear elevation. Radiator. Ceiling light.

Externally

Driveway parking to the front. Low maintenance garden with composite decking and artificial turf to the rear.

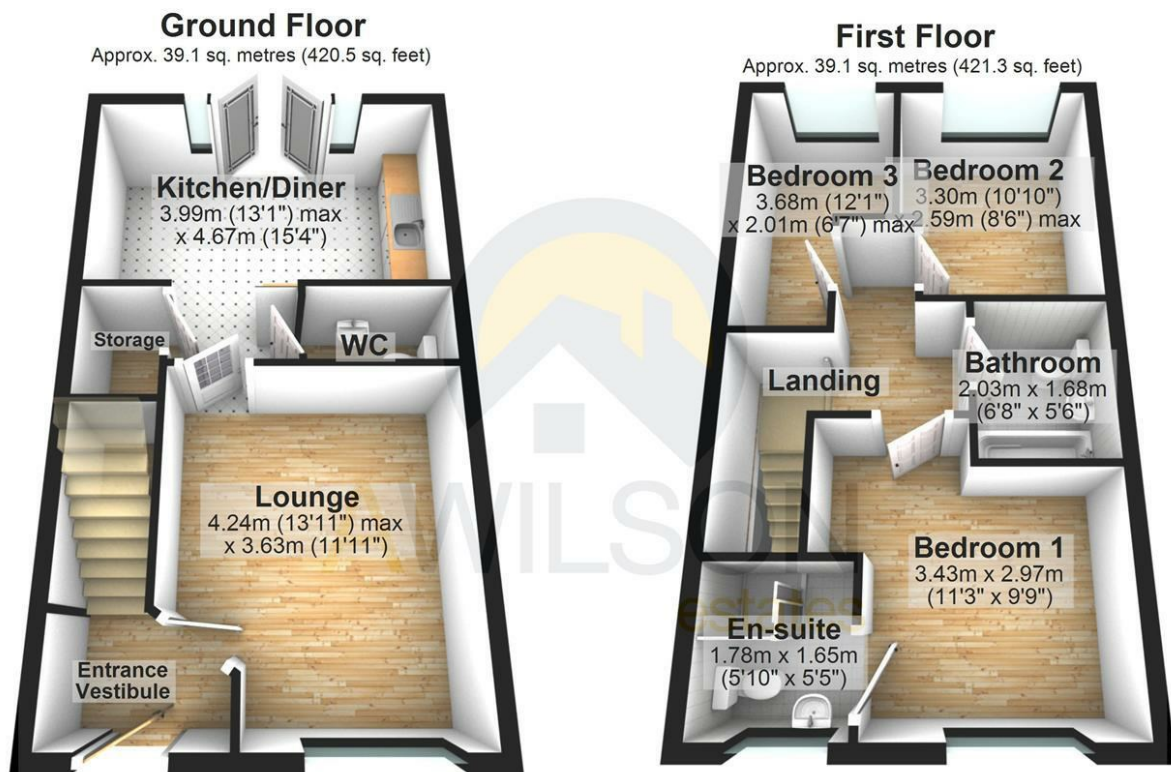
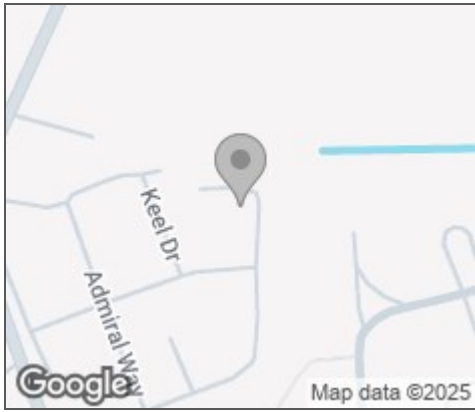
Additional Information

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

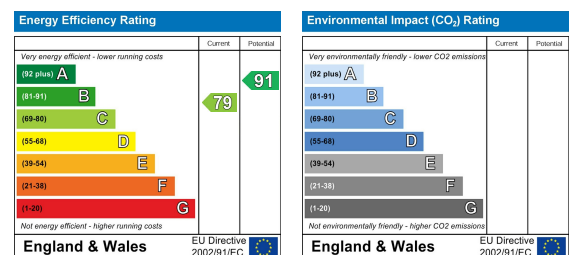




Total area: approx. 78.2 sq. metres (841.8 sq. feet)

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.



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