



5 Woodfield Avenue, Hyde, SK14 5BB

£270,000

Set in an elevated spot on popular Woodfield Avenue, this three bedroom 1930's semi detached home is in pristine condition throughout. With beautifully kept gardens at the front and back, it is a fantastic option for anyone looking for a move in ready home just a short stroll from Gee Cross village.

As you arrive, you're greeted by attractive, well established front gardens and a block paved path leading up to the front door. Step inside to a bright and welcoming hallway, with stairs leading up to the first floor. On your left, there is a spacious dining room filled with natural light, complete with a cast iron multi fuel stove and double doors that open out to the garden. The dining area flows into a cosy lounge, decorated in soft, neutral tones, with a bay window that looks out over the front.

To the rear, the kitchen is both stylish and practical, featuring white gloss units and coordinating black granite worktops. Upstairs, there are two double bedrooms, plus a third room that would work perfectly as a child's bedroom, guest room or even a home office. The family bathroom is modern and fresh, with a white three piece suite and contemporary grey tiling.

Outside, the rear garden really is something special. It's sunny and private, mainly laid to lawn with lovely planted borders, patio areas, and a wooden pergola that's perfect

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Hallway

13'4" x 5'3" (4.06m x 1.60m)

Window to front. Stairs to first floor. Door to:

Dining Room

11'6" x 10'11" (3.51m x 3.33m)

Fitted carpets. Double doors to rear elevation leading out onto garden.

Lounge

9'4" x 11'6" (2.84m x 3.51m)

Bay window to front, open plan, door to:

Kitchen

8'2" x 10'9" (2.49m x 3.28m)

Fitted with matching range of base and eye level white gloss units with coordinating black granite worktops over. Built in eye level electric oven. Five ring gas hob with extractor hood over. Inset sink with mixer tap. Integrated fridge and freezer. Door to rear garden. Door to side. Spotlights to ceiling. Vertical radiator.

Stairs and Landing

Window to side elevation. Fitted carpet. Doors to all bedrooms and bathroom.

Master Bedroom

11'7" x 10'2" (3.53m x 3.10m)

Window to rear elevation. Fitted wardrobes. Ceiling light. Radiator.

Bedroom Two

10'0" x 10'2" (3.04m x 3.09m)

Bay window to front elevation. Fitted wardrobes. Ceiling light. Radiator.

Bedroom Three

7'1" x 6'7" (2.16m x 2.01m)

Window to front elevation. Fitted wardrobes. Ceiling light. Radiator.

Bathroom

Window to rear elevation. A fully tiled bathroom with a white three piece suite comprising of panelled bath with shower and glass shower screen over, hand wash basin with vanity unit, and hidden cistern wc. Heated towel rail.

Externally

Gardens to front with block paved path leading to front door. Landscaped gardens to rear mainly laid to lawn with patio areas and planted borders.

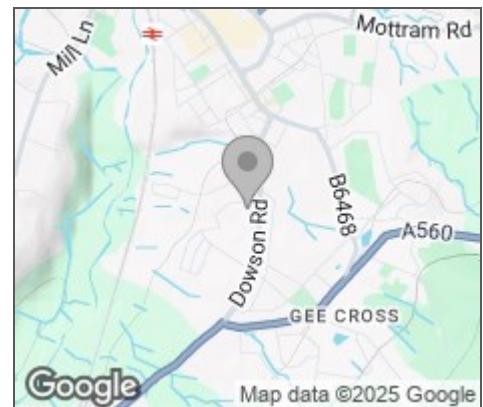
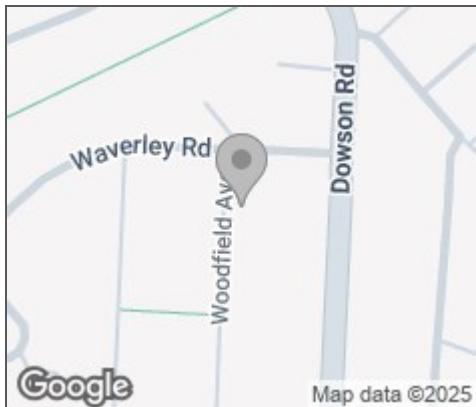
Additional Information

Tenure: Leasehold

EPC Rating: TBC

Council Tax Band: C





Ground Floor
Approx. 38.0 sq. metres (408.9 sq. feet)



First Floor
Approx. 32.7 sq. metres (351.6 sq. feet)



Total area: approx. 70.7 sq. metres (760.5 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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