



## 26 Highfield Gardens, Hyde, SK14 8NF

**£280,000**

A Wilson Estates are delighted to offer for sale this immaculate two bedroom detached bungalow located on Highfield Gardens just a short walk from Hollingworth village. This lovely home has been beautifully maintained and offers well planned accommodation that's ready for its next chapter.

As you approach, you are greeted by a tidy front lawn and a driveway with space for two vehicles, leading up to the garage. The entrance is located to the side of the home, and once inside, you will find the entrance hallway with plenty of built in storage.

Both bedrooms are positioned at the front of the home and come complete with built in wardrobes, offering valuable storage space. To the rear, the lounge/diner is a lovely, light filled space - generous in size and enhanced by double doors that open directly onto the rear patio. It's a perfect setting for entertaining or simply enjoying the view out onto the south facing garden.

The kitchen has a modern, clean look with sleek gloss cabinetry in neutral tones, all complemented by coordinating worktops. It's fully integrated too, with built-in oven,

# 26 Highfield Gardens

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## In Brief Property Comprises:

### Entrance Hallway

Step inside into a welcoming hallway offering two storage cupboards - ideal for coats, shoes, and household essentials.

### Lounge/Dining Room

10'5" x 19'10" (3.18m x 6.05m)

This spacious, light filled room sits at the rear of the property. Double doors open directly onto the patio, . Feature fireplace with gas fire. Window to rear elevation. Two ceiling lights. Radiator.

### Kitchen

7'4" x 10'9" (2.24m x 3.28m)

The modern kitchen features sleek neutral gloss cabinetry paired with coordinating worktops. It comes fully integrated with a built-in electric oven, four ring gas hob with extractor hood over, fridge freezer, washing machine, and dishwasher. Inset sink with drainer and mixer tap. Window to side elevation plus door allowing access out to side.

### Master Bedroom

11'0" x 10'9" (3.35m x 3.28m)

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

### Bedroom Two

8'1" x 8'8" (2.46m x 2.64m)

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

### Bathroom

Skylight. White three piece suite comprising of panelled bath with glass shower screen and shower over, vanity hand wash basin, and wc. Heated towel rail. Spotlights to ceiling.

### Garage

Up and over door. Wall mounted Worcester boiler. Fitted with power and lighting with some base and wall units for storage. Double doors to rear garden.

### Outside and Gardens

Lawned front garden with driveway parking. Low maintenance south facing rear garden with patio area and step down to further area laid with artificial lawn for a beautiful low maintenance space that can be enjoyed all year round.

### Additional Information

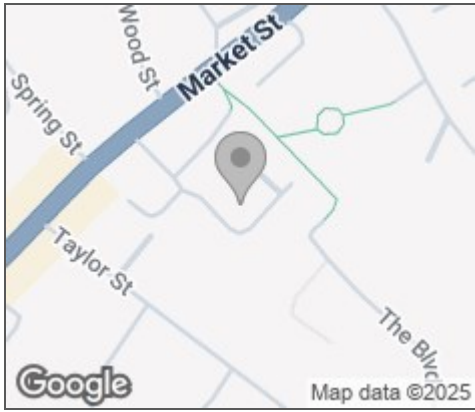
Tenure: Freehold

EPC Rating: D

Council Tax Band: D







Total area: approx. 60.1 sq. metres (646.8 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.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

**Lettings** 0161 303 9886 **Sales** 0161 303 0778 **Email:** [info@awilsonestates.com](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)