



## 2 Jennings Close, Hyde, SK14 4UF

**£495,000**

Welcome to Jennings Close, a wonderful four bedroom detached home that's been cherished by the same family since it was built in 1975. Now, it's ready for new owners to move in and create memories of their own. Set on a cul de sac, this home offers generous living space arranged over two floors, along with beautiful views to the rear that you will never tire of.

As you arrive, you're welcomed by a block paved driveway with plenty of room for multiple cars. Step inside and you'll find an inviting entrance hall. To the front, the lounge is spacious, with a bay window and a feature fireplace, flowing through to the dining area with patio doors that open into the conservatory. The kitchen is well planned with ample worktop space, and just off it you'll find a useful utility room which leads to the integral garage, and a handy WC. To the rear of the house is a second sitting room, along with a spacious 23 foot wide conservatory – the perfect spot to enjoy the gardens and the open countryside beyond, no matter the season.

Upstairs, the master bedroom comes complete with fitted furniture, while the second bedroom features an ensuite bathroom and the most wonderful views. The third is another good sized double, and the fourth is equally generous, also benefitting from those rear outlooks. A stylish four piece family bathroom completes the upstairs accommodation.

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## Entrance Hall

Stairs to First Floor. Door to:

## Lounge

15'1" x 15'9" (4.60m x 4.80m)

Window to front elevation. Bay window to front elevation. Feature fireplace. Radiator. Ceiling light. Open plan to:

## Dining Room

11'10" x 15'1" (3.61m x 4.60m)

Radiator. Ceiling light. Sliding door to conservatory.

## Kitchen

10'11" x 14'10" (3.34m x 4.52m)

Fitted with matching range of base and eye level units with coordinating worktops over. Stainless steel inset sink with drainer and mixer tap. Built in eye level oven and grill. Four ring gas hob with extractor hood over. Door to utility:

## Utility

7'3" x 4'7" (2.21m x 1.40m)

Base units with worktops over. Inset sink with mixer tap. Plumbed for automatic washing machine.

## WC

Window to side. Fitted with WC and hand wash basin. Radiator.

## Sitting Room

9'10" x 11'10" (3.00m x 3.61m)

Currently used as dining room. Window to rear elevation. Radiator.

## Conservatory

9'10" x 23'0" (3.00m x 7.01m)

Double doors leading to rear garden. Skylights to ceiling.

## Garage

Up and over electric door. Wall mounted combi boiler.

## Stairs and Landing

Window to rear elevation. Doors to bedrooms and family bathroom.

## Master Bedroom

15'9" x 12'2" (4.79m x 3.70m)

Window to front elevation. Fitted wardrobes. Radiator. ceiling light,

## Bedroom Two

10'2" x 12'7" (3.09m x 3.84m)

Window to rear elevation. Fitted wardrobes. Ceiling light. Radiator. Open plan to en suite bathroom.

## En-suite

Window to side elevation. Fitted with three piece suite comprising of bath, hand wash basin and WC.

## Bedroom Three

9'6" x 13'9" (2.90m x 4.19m)

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

## Bedroom Four

9'2" x 11'7" (2.79m x 3.54m)

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

### Bathroom

6'6" x 13'9" (1.98m x 4.19m)

Four piece family bathroom with sunken bath, WC, hand wash basin and walk in shower enclosure.

### Outside and Gardens

Block paved driveway to the front for multiple vehicles. Landscaped garden to rear with patio and lawned areas.

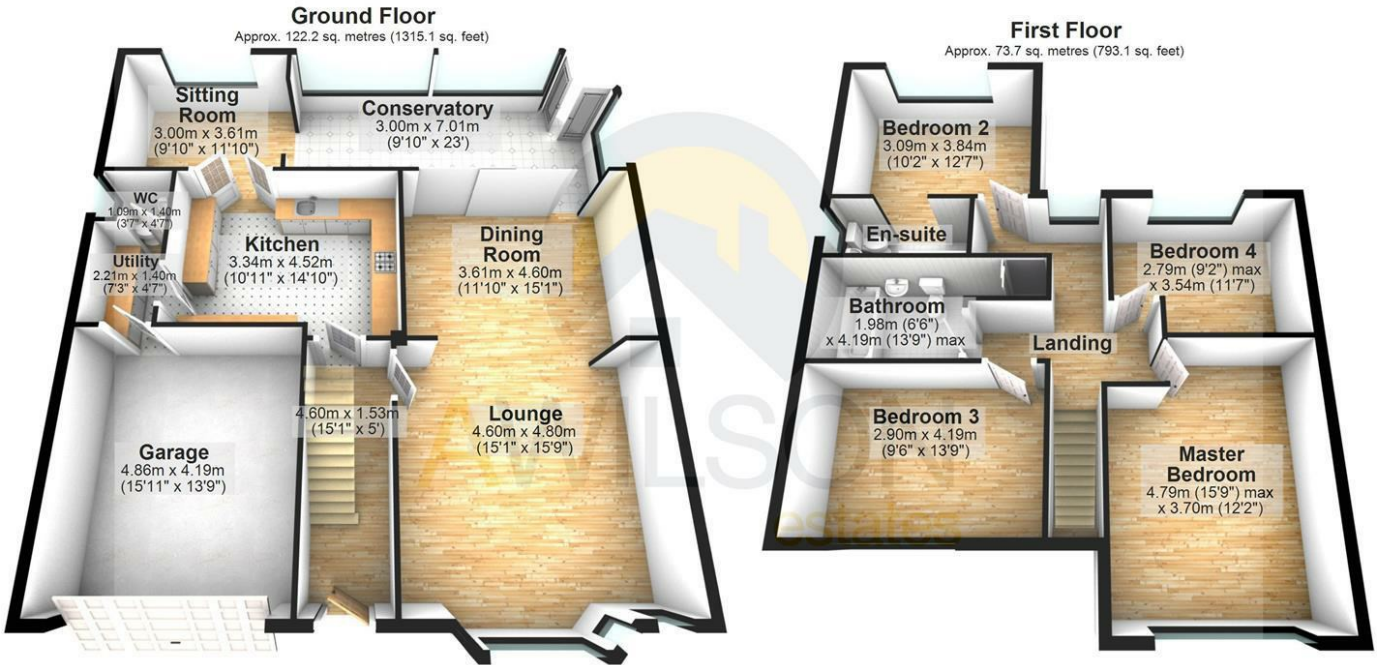
### Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: F





Total area: approx. 195.9 sq. metres (2108.2 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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