



## **38 Gregory Street, Hyde, SK14 4NJ**

**Offers Over £285,000**

A Wilson Estates are delighted to offer for sale this Freehold three bedroom semi detached townhouse on the ever popular Cotton Mills Estate in Hyde. With spacious accommodation over three floors, this home is designed with family living in mind.

As you approach, you'll find a driveway with space for two cars, bordered by mature shrubs. Step inside to the entrance hall, where stairs lead to the upper floors. At the front, the kitchen diner is generous and bright, with plenty of space for a family dining table. To the rear, the lounge benefits from French doors opening onto the garden letting in plenty of light. A convenient ground floor WC completes the lower level.

On the first floor, there are two well proportioned bedrooms and a fully tiled family bathroom. The top floor is dedicated to the master suite, a bright and airy space with Velux windows, sliding wardrobes, and a large en suite bathroom.

Outside, the rear garden is laid to mainly lawn with planted borders, with further patio area and decked area. The garden backs onto woodland, offering privacy all year round.



# 38 Gregory Street

, Hyde, SK14 4NJ

**Offers Over £285,000**



## GROUND FLOOR

### Entrance Hallway

Stairs to first floor. Door to:

### Kitchen/Dining Room

17'10" x 9'7" (5.44m x 2.93m)

Fitted with a matching range of base and eye level units with worktop space over. One and a half bowl stainless steel sink with mixer tap over. Built in electric oven with four ring gas hob and extractor hood over. Window to front elevation. Door to:

### WC

WC and hand wash basin. Radiator.

### Lounge

13'9" x 12'11" (4.19m x 3.94m)

Two windows to rear elevation. Double doors leading to rear garden. Radiator. Ceiling light.

## FIRST FLOOR

### Stairs and Landing

Window to front elevation. Radiator. Doors to Bedrooms Two and Three and Family Bathroom. Doors to Second Floor.

### Bedroom Two

12'6" x 12'11" (3.81m x 3.94m)

Window to rear elevation. Radiator. Ceiling light.

### Bedroom Three

11'0" x 6'4" (3.35m x 1.93m)

Window to front elevation. Radiator. Ceiling light.

## Bathroom

Fitted with three piece suite comprising panelled bath, hand wash basin and WC. Radiator. Fully tiled walls.

## SECOND FLOOR

### Master Bedroom

18'4" x 12'11" (5.59m x 3.94m)

Two skylights to ceiling. Airing cupboard. Fitted wardrobes. Door to:

### En-suite

Fitted with three piece suite comprising with double shower enclosure, wash hand basin and WC. Window to front elevation. Radiator.

## Outside and Gardens

Double driveway to front with planted borders. Private enclosed rear garden laid with patio with lawned and decked areas.

## Additional Information

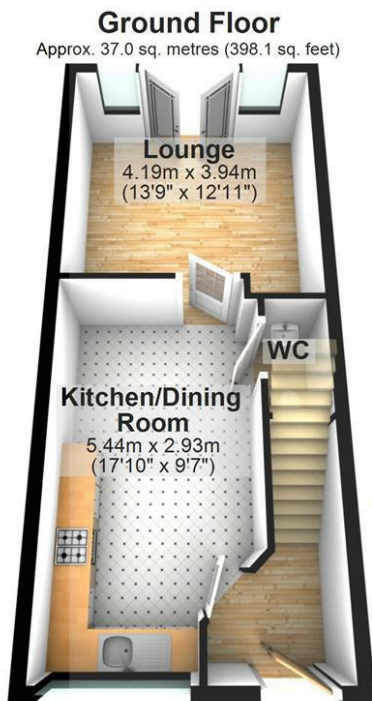
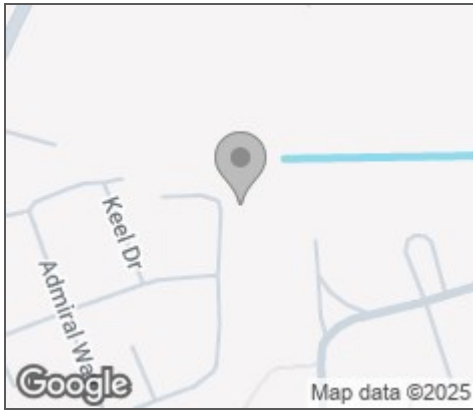
Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C







Total area: approx. 106.6 sq. metres (1147.0 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		
England & Wales		

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		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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)