



2 Kestrel Close, Hyde, SK14 4FZ

£425,000

A Wilson Estates are delighted to bring to the market this spacious executive detached family home.

Situated in a desirable location with a tucked away feel perfect for those with small children and growing families who are looking to move to a modern development with a real sense of community spirit.

Once inside you will find an entrance hallway, dual aspect lounge with doors leading out to the garden and a window overlooking the front garden. There is a large dining kitchen, perfect for family dinners and to entertain guests, plus a separate utility room and downstairs cloaks.

Upstairs are five good sized bedrooms the master having an en-suite bathroom, and a further en-suite to the second bedroom. There is also a further family bathroom, this house just works for the growing family! No more arguments over the bathroom!

Outside the house is set in an excellent sized plot, arguably one of the largest on the estate. There is a detached double garage and plenty of driveway parking.

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Ground Floor

Entrance Hallway

Storage cupboard, turning staircase to the first floor, doors to downstairs rooms.

WC

Low level w.c & hand wash basin.

Lounge

21'3" x 10'8" (6.48m x 3.25m)

Window to the front elevation, double opening doors leading out to the garden. Feature fireplace.

Open Plan Dining & Kitchen

24'6" x 9'2" (7.47m x 2.79m)

Windows to both the front & rear elevations. The kitchen is fitted with a comprehensive range of floor and wall mounted units with coordinating work surfaces over. Appliances include electric oven, gas hob and extractor fan above. Fridge & freezer, and dishwasher.

Utility

6'9" x 7'1" (2.06m x 2.16m)

Window & back door leading out to the garden. Plumbing for washing machine and space for tumble dryer.

First floor

Landing

Turning stairs to the second floor. Doors to all rooms.

Master Bedroom

17'5" x 15'2" (5.32m x 4.62m)

Two windows to the front elevation, two sets of built in wardrobes. Door into the en-suite.

En-Suite Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath, low level w.c and hand wash basin.

Bedroom 2

13'0" x 8'4" (3.95m x 2.53m)

Window to the rear elevation. Door into the en-suite.

En-suite Shower Room

Opaque window to the rear elevation, suite comprising of an enclosed shower cubicle, low level w.c and hand wash basin.

Bedroom 5

7'7" x 13'0" (2.32m x 3.97m)

Window to the front elevation, storage cupboard.

Second Floor

Bedroom Three

14'4" x 10'9" (4.37m x 3.28m)

Window to the front elevation, two built in wardrobes.

Bedroom Four

6'7" x 9'1" (2.00m x 2.77m)

Window to the front elevation, built in wardrobe.

Family Bathroom

Skylight, suite comprising of a panel bath, low level w.c and hand wash basin.

Externally

Sat proudly in a large plot, there are gardens to all sides. With double opening gated leading to a detached double garage. There are well stocked beds and a pleasant seating area to enjoy the summer months.

Double Garage

Two up and over doors, light and power.

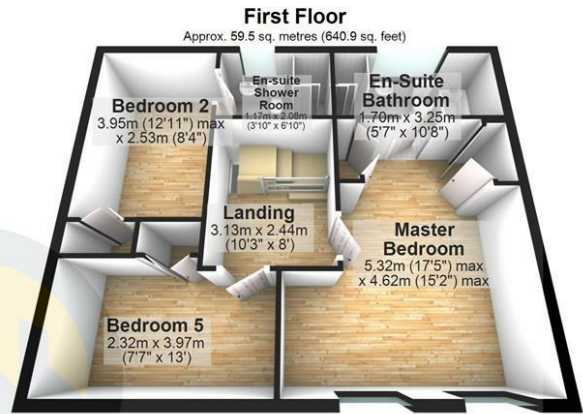
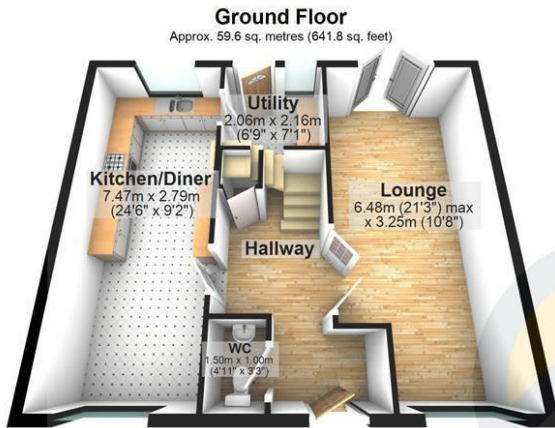
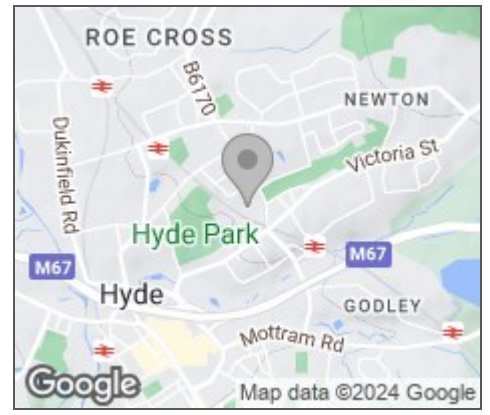
Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F





Total area: approx. 158.5 sq. metres (1705.5 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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