



29 Hayfield Road

- BREDBURY -

A spacious detached property ready to move into with great transport links to Stockport, Manchester and beyond.



KEY POINTS

- Large, detached home – 4 bedrooms, 2 bathrooms and 3 reception rooms
- Principal bedroom with en suite
- Off road parking for the family's cars plus garage for storage
- Gardens and patio areas for entertaining
- Perfect for those looking for a family home

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Hayfield Road is set on a popular estate in Bredbury, the position of this home means that you can take advantage of the excellent road and rail networks. You can stroll to Bredbury train station or use the free car park. Jump on the M60 in a minute or so and access the rest of the North-West, Manchester Airport is also only a 25-minute drive away.

As you arrive home through the tree lined road you will find parking for several cars on the private driveway, a front garden with lawned area and soft planting.

Through the front door is a handy storage area perfect for storing all the families' coats and shoes.

The lounge has a warm and welcoming feeling, space for several sofas and a gas fire to snuggle around in the colder months. The lounge flows into the formal dining area with views into the conservatory and the garden beyond.

Wander through into your kitchen/ dining room, the double aspect fills the room with light and has views over the rear garden. With space for everyone to gather and cook a feast whilst keeping your eye on the children in the garden.

The kitchen has modern cream gloss units and acres of work top space, fitted with an integrated dishwasher and space for an American style fridge freezer and range cooker. A small table and chairs is the perfect spot for breakfast or relaxing with a pre-dinner drink.

There is access to the rear of the garage which is used by the current owners as a handy storage area.

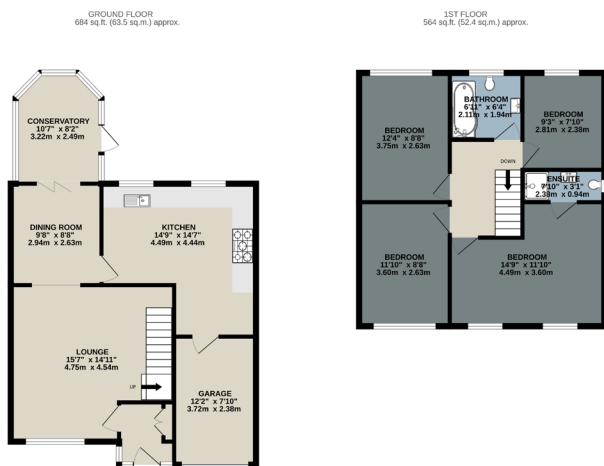
At the back of the property, through the formal dining area is a conservatory, the perfect spot to relax with a good book and a glass of wine in the evening. Throw open the doors on a summers day and bring the outside in, your family and friends can spill out onto the patio when entertaining.

Your staircase leads you up to the first floor with the family bathroom straight ahead of you. It has a shower over the bath, perfect for busy mornings or a nice long soak at the end of the day.

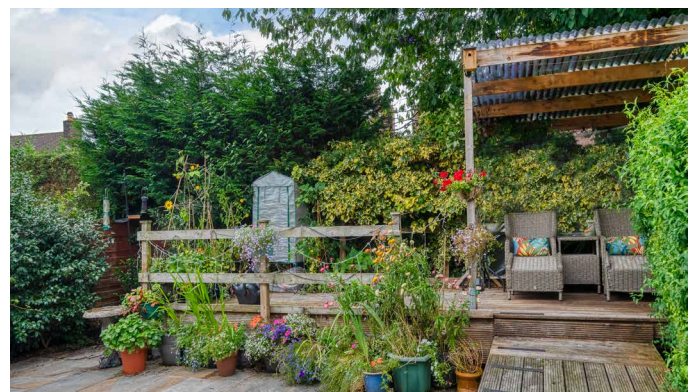
Your principal suite at the front of the property is a stunning room with space for a king-sized bed and fitted storage. Enjoy your morning cup of tea in peace and tranquillity whilst listening to the birds and gazing across the trees beyond. You can take your time getting ready in the mornings with the privacy of your own en suite bathroom.

Two further double bedrooms which are both spacious can accommodate double beds plus wardrobes for storage. A final single bedroom is placed at the rear of the property and is currently used as a home office space but would make a lovely child's bedroom.

FLOOR PLAN



TOTAL FLOOR AREA: 1248 sq ft. (115.9 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, fixtures, fittings and appliances are for guidance only and should be used for general purposes only. The actual dimensions and specifications may vary from those shown on the floor plan. The actual dimensions and specifications may vary from those shown on the floor plan. The actual dimensions and specifications may vary from those shown on the floor plan.



TECHNICAL DETAILS

- Leasehold: £30 PA, 959 yrs remaining
- Council Tax Band: D
- Boiler location: Garage
- Boiler age: 6 yrs
- Low maintenance garden
- Off road parking for several vehicles
- Integrated garage for storage

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	66	82
39-54	E		
21-38	F		
1-20	G		

High energy efficient - lower running costs
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England & Wales E.U. Directive 2002/91/EC