



THE LINKS

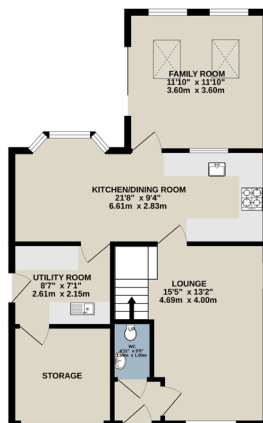
- HYDE -

Welcome to The Links, a fabulous family home perfectly positioned within a stroll of open countryside for great walks and transport links for travelling for work and pleasure.

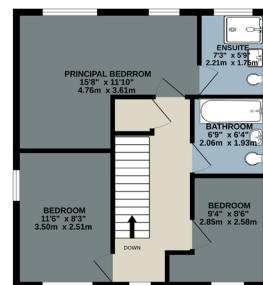
KEY POINTS

- Immaculate condition
- Two reception rooms
- Fabulous utility and ground floor wc
- Landscaped Garden
- Sitting room overlooking the garden
- Bedrooms for all the family

GROUND FLOOR
653 sq ft. (60.7 sq.m.) approx.



1ST FLOOR
498 sq ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1152 sq ft. (107.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. They are for illustrative purposes only and should be treated as a guide only. All dimensions are to the internal face of walls unless otherwise stated and no guarantee is given without reference to the title deeds.



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FABULOUS HOME

This stunning, detached property has plenty of curb appeal and is ready to move into. Through the doorway into the spacious hallway with Karndean flooring throughout and access to the downstairs WC, perfect for young children and visiting guests.

The welcoming lounge with a feature Gazco fire and space for any combination of sofas is perfect for cosy evenings, or film nights with the whole family.

FAMILY LIVING

Your family kitchen is where you will undoubtedly spend most of your time. This beautiful room is split into different zones, room to relax with a cup of coffee in the garden room, stunning kitchen and a large family dining table.

Enjoy family dinners around the table with views of the garden, take a comfy seat whilst dinner is being prepared and enjoy fabulous work top space for those that like to bake. Your kitchen comes with all the mod cons and quartz worktops, it's a great space for entertaining family and friends.

Sit and listen to music whilst you enjoy views of the garden or relax with a glass of fizz with friends.

The integral garage has been partially converted into the utility room with further storage area. The utility room makes an ideal ironing room, space for your dogs' bed or for additional kitchen storage. There is plumbing for a washing machine, space for a dryer and space for airing your washing.

The remaining garage space is currently used as storage for all of the family's bikes and outdoor equipment.

The snug sitting room at the back of the house has plenty of seating to relax with a good book and admire the garden which has been expertly landscaped and is not overlooked.

GLORIOUS GARDEN

Your rear garden is a real delight and has been a joy to the current owners. There is a sunny patio area to enjoy with friends and family, imagine firing up the BBQ whilst sipping a G&T on a balmy evening!

You have an artificial lawn for the children to play on and lots of areas for entertaining, if you are green fingered there are also lots of opportunities for you get stuck into the raised beds.

The driveway gives you ample room for the family cars or for visiting family, the road itself also has plenty of on street parking.

PRINCIPAL SUITE

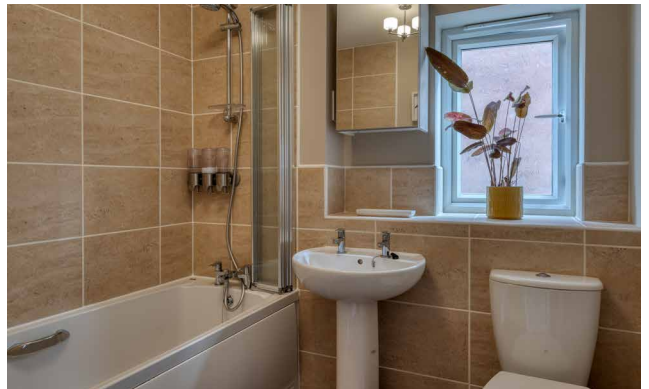
Head upstairs where there are a range of bedrooms and bathrooms to keep the family happy.

The principal bedroom is at the back of the house and has lots of built in storage with room for a super king-sized bed. Light and airy you can relax in peace and quiet from the hustle and bustle of the rest of the house. Your luxury ensuite shower room means you are not fighting for the bathroom in the morning and the thermostatic shower is ideal for waking you up.

THE PERFECT NIGHT'S SLEEP

There are two further bedrooms, one of which is a double with space for wardrobes and a further single with bespoke fitted furniture providing plenty of storage.

The family bathroom has a sink, bath with shower and plenty of room for children to splash in the bath or for teenagers to get ready for an evening out.



TECHNICAL DETAILS

- Leasehold
- Council Tax Band D
- Boiler Type - Combi Boiler Worcester Bosch
- Water meter
- Driveway
- Close to great transport links
- 25 Minute drive to Manchester Airport/Manchester City Centre
- Fabulous Walks from your doorstep

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 92-100 | A | | 89 |
| 81-91 | B | 78 | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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