

Grange Road South

- Hyde -

A fantastic family home in a great spot with fabulous garden and off-road parking.

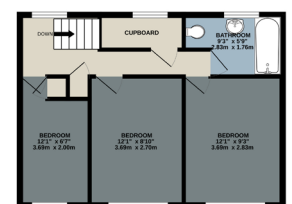
KEY POINTS

- Open aspect with paved driveway for several cars
- Rear paved garden
- Three double bedrooms
- Utility Room
- Walks and cycling from your front door
- Motorway and rail networks a short drive away

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA - 951 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility to check for any errors remains on the customer. This plan is a illustrative proposal only and should be used as such by the prospective purchaser. The layout, systems and appliances shown here are not tested and no guarantee is made regarding their operation or efficiency over time.
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Welcome to Grange Road South, a fabulous property in a quiet position with a low maintenance garden. The ideal home for those wanting to put their own stamp on their property.

On entrance the porch gives you a place to take off your wet coat and shoes before entering the rest of the house. A welcoming hallway has access to the handy downstairs wc, perfect for those with young children or visiting family and friends.

Wander through into your kitchen/dining room which stretches the full length of the house. The kitchen is a great space with entrance to the back garden and large front window so you can wash up with views over the front garden. There is ample space for all your appliances and a handy breakfast bar for busy mornings. The large dining table and chairs gives you a great social space or somewhere to supervise the children's homework.

Next door now where you will find your living room which is light and bright with a large patio door overlooking the rear garden so you can enjoy the afternoon sun. With space for two large sofas, invite friends round for a movie night or that all important football match.

Head up to the first floor where you have three double bedrooms, all overlooking the rear garden. The principal has plenty of space for storage and a king-sized bed. The second double has space for another king-sized bed and storage.

The third double bedroom has room for all the bedroom essentials as well. It would also make a great office for those working from home.

Your family bathroom is generous with a three-piece white suite and shower over the bath.

A further room on this floor acts as an American style utility area with space for a washer and a dryer. A real bonus for busy families.

Outside you have a fabulous private garden. If you enjoy gardening, there are bags of opportunity and space for lighting up the BBQ. Not being over-looked you can enjoy long summer days and evenings with family and friends in peace.

There is off road parking for visiting family and friends and plenty of further on street parking.

Where it is

Grange Road South is in the perfect location for accessing all the facilities of Gee Cross and Hyde.

You can stretch your legs with a wander up Werneth Low and enjoy a glass of something nice on the way back down from one of the many establishments along the way.

There are local shops for the things you have forgotten and some great local activities for adults and children to keep you busy.

You have a range of supermarkets to choose from and the rail and road networks are both easily accessible and the M60/67 a couple of minutes' drive-away and several stations to choose from.



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	92-100		86
B	81-91		
C	69-80		66
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Most energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TECHNICAL DETAILS

- Freehold
- Council tax band: B
- Boiler type: Gas Combination
- Boiler Location: Upstairs Utility Room
- Walking distance into Hyde and Gee Cross
- Manchester City centre a short train journey away
- Manchester Airport a 25 minutes' drive
-

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