



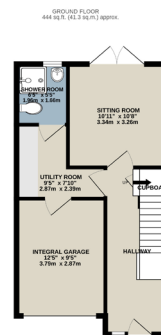
Foxwood Drive

- Hyde -

Positioned on a quiet development, this immaculate town house style property on Foxwood Drive comes with everything you would need to give you an amazing home.

KEY POINTS

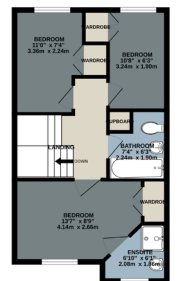
- Three/ four bedrooms
- Three bathrooms
- Flexible family living on three floors
- Paved sunny rear garden
- Sociable kitchen/ diner
- Close to excellent transport links



1ST FLOOR
440 sq ft (40.7 sq m) approx.



2ND FLOOR
440 sq ft (40.7 sq m) approx.



TOTAL FLOOR AREA: 1334 sq ft (123.9 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, corridors, stairs and other areas are approximate and the responsibility is taken for any error or omission by the purchaser. The agent is not liable for any error or omission in these floorplans. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
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On entrance you can kick off your shoes in the spacious hallway, where you will find the entrance to the handy utility room. With access to the integrated garage, ground floor wc and shower room. There is space for a washing machine and tumble dryer plus storage for coats and shoes, the ideal place for storing your outdoor bits and pieces.

Next door is a beautiful reception room currently used as the owner's home office. With space for a double desk and comfy sofa to relax and enjoy your morning coffee. With patio doors opening to the sunny rear garden for the warmer months.

This room would make an ideal guest bedroom with easy access to the shower room next door.

The kitchen is stunning, light and bright with all the required appliances including dishwasher. There is space for a table to seat 6/8 so you can supervise homework and enjoy a Sunday lunch around the table. On the spacious landing you will find a handy storage cupboard for your everyday items including the Hoover.

The stunning lounge is the perfect place to enjoy a movie night with family, you can open the double doors onto the landing space and then this whole floor has an open plan feel. Perfect for larger family gatherings.

On the third floor is where you will find your sleeping quarters. There are two double bedrooms, one to the front and one to the rear, plus a single.

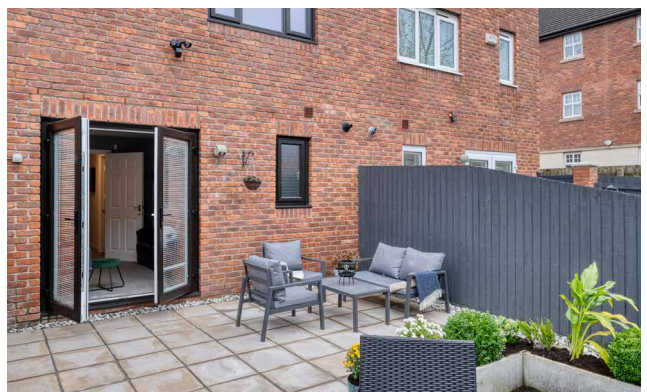
The principal bedroom sits to the front of the property, it has a double fitted wardrobe and ensuite shower room for busy mornings. The second bedroom has space for a three-quarter bed and built in storage. The final single has space for a bed, desk and again has built in storage. Your family bathroom is fully tiled with sparkling white suite and shower over the bath - perfect for waking you up in the morning.

Outside there is a pretty rear garden with a sunny patio and dining area for the family BBQ when the weather gets warmer again. At the front of the property there is parking for two cars and a garage which is perfect for storage.

Out and About

Foxwood Drive is located near Hyde and is in a great position for accessing a superb range of facilities. It is the perfect location for family living and commuting if that's what you need to do. The M67 is a few minutes' drive away, whilst Newton train station is within a 5-minute walk. You can also walk into Hyde Town Centre to access good amenities, with secondary and primary schools also close by.

The location gives you gentle strolls or cycles from your front door, but with the bright lights of Manchester city centre a short hop away. We would love to welcome you to Foxwood Drive, please call us to arrange a viewing.



TECHNICAL DETAILS

- Freehold
- Council Tax Band D
- Double Glazed
- Loft: Boarded/ light/ ladder
- Boiler Type - Gas Conventional Boiler- with water cylinder
- Off road parking for two cars
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales			
		78	88
		E3 Directive 2002/91/EC	

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