



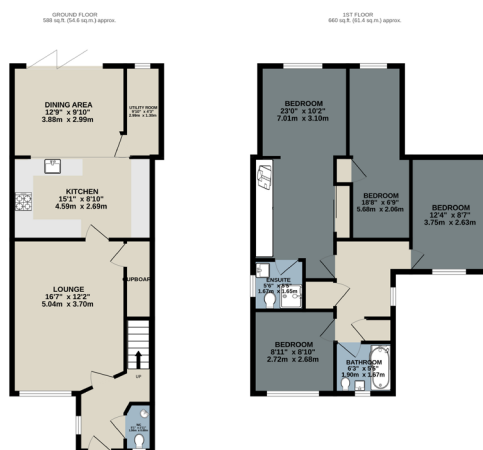
Rowan Crescent

- Hyde -

Welcome to Rowan Crescent, a beautiful four-bedroom link detached home situated on a popular estate in Hyde.

KEY POINTS

- Beautiful link-detached home in a popular location
- Extended four-bedroom home
- Principal with en-suite shower room
- Family kitchen/dining room with bi-fold doors
- Utility room
- Off road parking for two/three cars
- No onward chain



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If you are looking for a bright and welcoming home, located in a quiet spot this might be the one for you.

On entrance you have a hallway to shake off your wet shoes and coat and access to the downstairs wc.

Through into the spacious lounge, it is larger than you would expect and will easily accommodate a good size sofa. A bay window lets in lots of light and the space is ideal for family nights in or a romantic film evening.

The lounge leads you through into the extended kitchen/dining room.

The light and bright kitchen and dining area overlook the rear garden, and the addition of the utility room means there is plenty of storage options.

You have integrated appliances, great worktop space and good storage. There is space for a dining table for enjoying family dinners. With lovely views over the pretty garden and bi-fold doors to open when the weather is warmer.

The sunny garden is perfectly laid out so you can just move in and enjoy! A patio has been laid for your garden furniture and there is a lawned area for the children to play on whilst you enjoy drinks with family and friends, Upstairs has also been extended giving larger than average bedrooms.

The principal bedroom is light, bright and beautifully presented with an ensuite shower room for busy mornings. There are also a range of white gloss fitted wardrobes. This room is also fitted with air conditioning.

You have two further double bedrooms one over-looking the garden and one to the front. Both of which are ample size for teenagers and guests. The fourth bedroom overlooks the front and is still an ample size for a child or an office.

The family bathroom completes the second floor and has a sparkling white suite, bath and thermostatic shower above, perfect for busy mornings.

Where it is
Rowan Crescent is situated on a quiet estate just off Grange Road South. You have a selection of local shops nearby and a choice of several larger supermarkets for the weekly shop just two minutes' drive away. You have some fabulous walks within easy reach and Werneth Low is within walking distance. The M60/67 motorway network is a couple minutes' drive away as is the local train station giving you access to the bright lights of Manchester city centre for work or pleasure.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A 92-100	82 93
B 81-91	
C 69-80	
D 55-68	
E 49-54	
F 39-48	
G 1-38	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

TECHNICAL DETAILS

- Leasehold £150 PA
- Council Tax Band: D
- Driveway for two/three cars
- Boiler type and location: Combination/Utility room
- Loft: Boarded
- Alarm
- Date of extension – September 2020

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