

# Hilton Street

- Newton, Hyde -

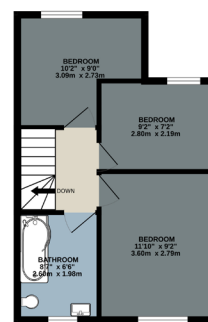
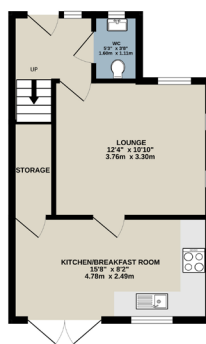
Positioned in a quiet cul de sac, this immaculate house on Hilton Street comes with everything you would need to give you an amazing home.

## KEY POINTS

- Built in 2022
- Three good sized bedrooms
- Downstairs WC
- Off road parking for two cars
- Set back from the main road in a quiet position
- Sunny rear garden
- Sociable kitchen/ diner
- Close to excellent transport links
- NO CHAIN

GROUND FLOOR  
951 sq ft. (87.6 sq m.) approx.

1ST FLOOR  
351 sq ft. (32.6 sq m.) approx.



TOTAL FLOOR AREA: 702 sq ft. (65.2 sq m.) approx.  
Measurements are taken to the internal face of the walls and are for information only. They do not include the area of the walls, doors, windows, etc. and are not intended to be used for legal purposes. The actual area may vary slightly from the above figures.



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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 WC.

Through now to the cosy lounge, it is the perfect place to enjoy a movie night with family. With three windows the space is light and airy.

The kitchen is stunning, light and bright with space for all the required appliances. There is space for a table to seat six so you can supervise homework and enjoy a Sunday lunch around the table. Patio doors open to the sunny rear garden for the warmer months.

There is a large storage cupboard under the stairs, the ideal place for storing your outdoor bits and pieces.

Upstairs now 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 back of the property, it has space for wardrobes and views over the rear garden. The second bedroom has space for a double bed and wardrobes, the final single has space for a bed, desk and again has views over the front of the property. Your family bathroom has a sparkling white suite and shower over the bath - perfect for waking you up in the morning.

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

## Out and About

Pull on your shoes and within a mere 5 minutes you are in the open countryside. With eateries in and about this area, will you opt for Italian or perhaps more traditional pub grub?

Dog walkers will find a wealth of walks right on your doorstep, thanks to the fields, golf course and woodland.

Take a walk, feel the bite of the wind on your cheeks and reward yourself with a foamy pint at the Rising Moon before heading back home.

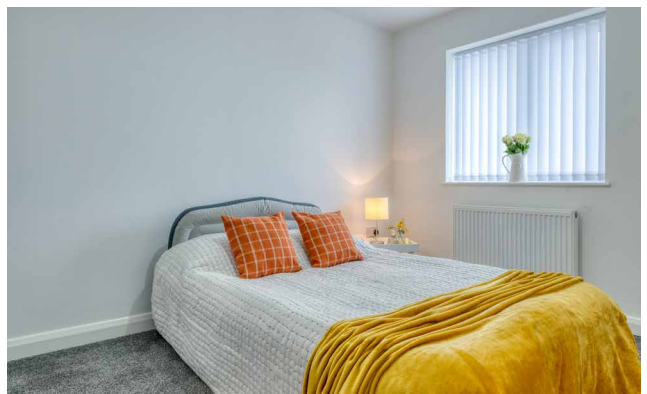
If you wish to experience the bright lights of Manchester city centre the train station is a 5-minute drive away and you will be in the city in under 30 minutes. If you want to head further afield into the Peak District this is also easily achievable by road or rail.

Manchester Airport is 35 minutes' drive away and the motorway network 5 minutes. All in all, you are in the perfect spot to enjoy your immediate countryside surroundings or for exploring the North-West and beyond.

## TECHNICAL DETAILS

- Freehold
- Council Tax Band B
- Double Glazed
- Boiler Type – Gas Combination Boiler/3.5 Years Old/ Serviced June 2024
- Off road parking for two cars
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step
- Comes with an architect guarantee certificate 3.5 years remaining

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A	82	95
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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