

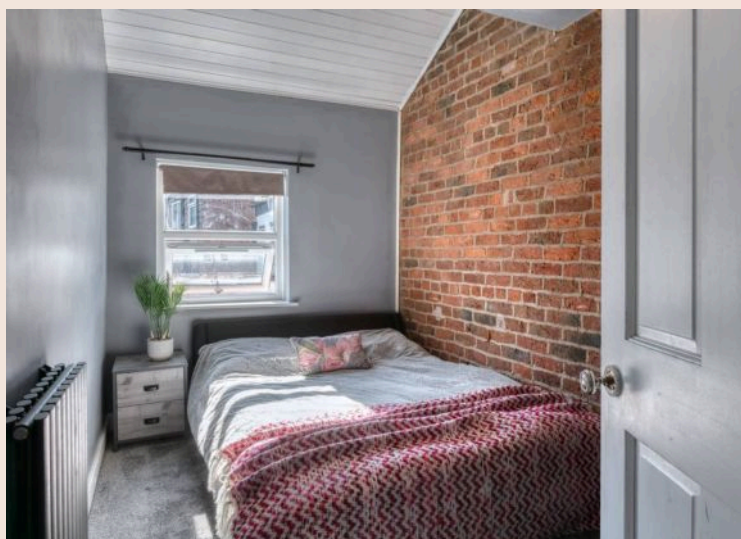
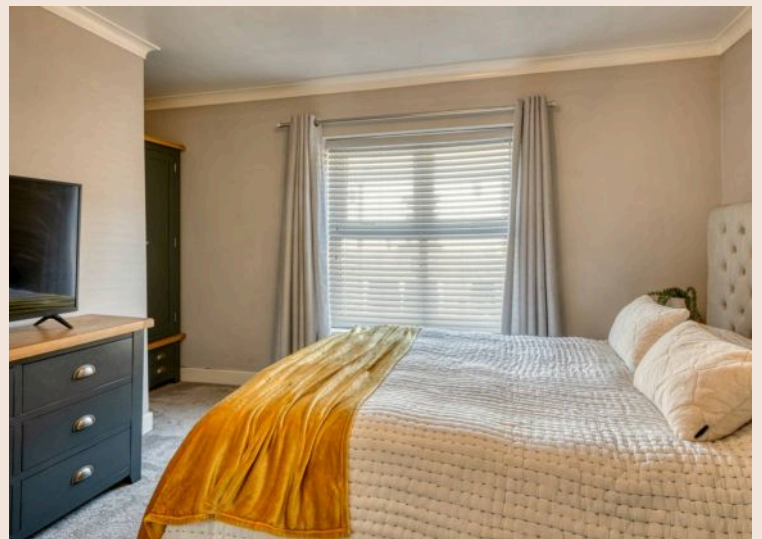


261 Stockport Road, Hyde

£330,000 Freehold

Cottage filled with features • Large rear yard area for BBQs • Three double bedrooms • Separate 1 bedroomed annex • Off Road Parking • Close to good schools and the local Village Green





Appearing as a two up, two down from the outside, this delightful cottage has surprises galore and is beautifully decorated throughout. The pretty front door leads to a great boot room area, perfectly placed for all of the families' coats and shoes.

Through now to the modern kitchen with sleek cupboards, storage and lots of work tops. The large central island is great for family get togethers and casual dining. Lots of integrated appliances and the added benefit of a further utility room for busy washing days.

The stylish living room at the rear of the property is perfect for a cozy night in. Space for the largest of corner sofas so you can gather everyone around the wood burning stove with stunning fireplace and oak mantel.

The patio doors lead straight out into your secure, large, paved garden. Room for a football net and trampoline with more space for garden furniture and the all-important BBQ.

The separate annex has been a joy for the current owners, providing a private space for family and friends to visit. There is a small kitchen and bedroom downstairs with a large lounge and shower room upstairs.

Why View

Back inside the main house and upstairs where you will find a light and airy principal bedroom placed at the front of the property. A perfect sanctuary to retreat to after a long day with stylish décor throughout. The ensuite is such a lovely surprise and helps on busy family mornings.

The second bedroom is a double overlooking the rear of the property. Plenty of space here to accommodate a desk for those who are working from home, wardrobes and a double bed. The final bedroom where another double bed is easily accommodated along with room for wardrobes.

The family bathroom has everything you would want including a large bath to soak in at the end of a long day and a shower over the bath for busy mornings.

We would love to welcome you to Stockport Road, please download the brochure for more fabulous pictures and call us to arrange a viewing.

Technical Details

Tenure Freehold

Council Tax Band: B

Off road parking

Double Glazed

Boiler: Gas Combination Central Heating

Loft: Boarded with a light and a ladder

Council Tax band: B

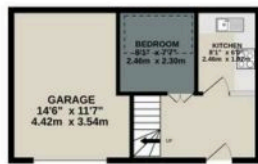
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR
820 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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