



## Birchenlee, Hyde

### Freehold

Convenient location close to transport connections







The current owners of Birchenlee have an eye for interior design and have really made the most of this immaculate home. Just move in, invite friends and enjoy every moment. The house sits on a corner plot with railings surrounding the property, off road parking and further on street parking available.

The welcoming hallway has space for taking off your shoes and coats before heading into a beautiful lounge. With a large front window flooding the room with light and French doors leading out to the rear garden. There is plenty of space for several sofas and a feature fireplace to snuggle around on chilly evenings.

The downstairs wc is handily located between the lounge and the kitchen/dining room just off the hallway.

At the rear of the property is the perfect open plan family living space. The kitchen is fitted with an electric oven and hob and plenty of work top space for you to cook a lovely Sunday dinner for friends and family. A dining table is nearby so you can chat with friends while you cook or supervise the children's homework. The sitting room is a lovely spot to enjoy your early morning coffee with a book before the day starts.

Open the patio doors and step outside into your private oasis. With easy maintenance in mind and plenty of seating areas you will be the go-to destination for summer BBQs and get togethers.

The current owner has installed an amazing garden room in what used to be the detached garage. If you are looking for a private space to work from home away from the family, this could be it. With heating and electricity this room could be used all year round , open the bi fold doors on sunny days or use as a cinema room and bar area.

Upstairs are three double bedrooms, one with en suite, a single and the family bathroom.

At the back of the property the Principal bedroom has ample room for a king-sized bed and any combination of wardrobes. The attached en suite is perfect for busy mornings in this family home.

The main bathroom has a white suite with a thermostatic shower over the bath and heated towel rail. The next two double bedrooms sit at the front of the property. The first has in built storage cupboards leaving you plenty of space for a double bed and extra storage. The third double bedroom again has space for wardrobes and extra storage as well as the double bed.

A final single bedroom can easily fit a single bed and a wardrobe. The current owners have utilised a clever Captains bed to allow a desk space as well.

### **Where it is**

Birchenlee is in a quiet location. tucked away just off Mottram Road, Hyde. Local shops and amenities are nearby, including a Tesco supermarket.

With Werneth Low Country Park only a few minutes away, you are close to the countryside and all it has to offer, yet only a 2-minute drive to access M60/M67 motorway network and within walking distance to train stations to take you into Manchester city centre in under 20 minutes.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1349 sq.ft. (125.3 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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