

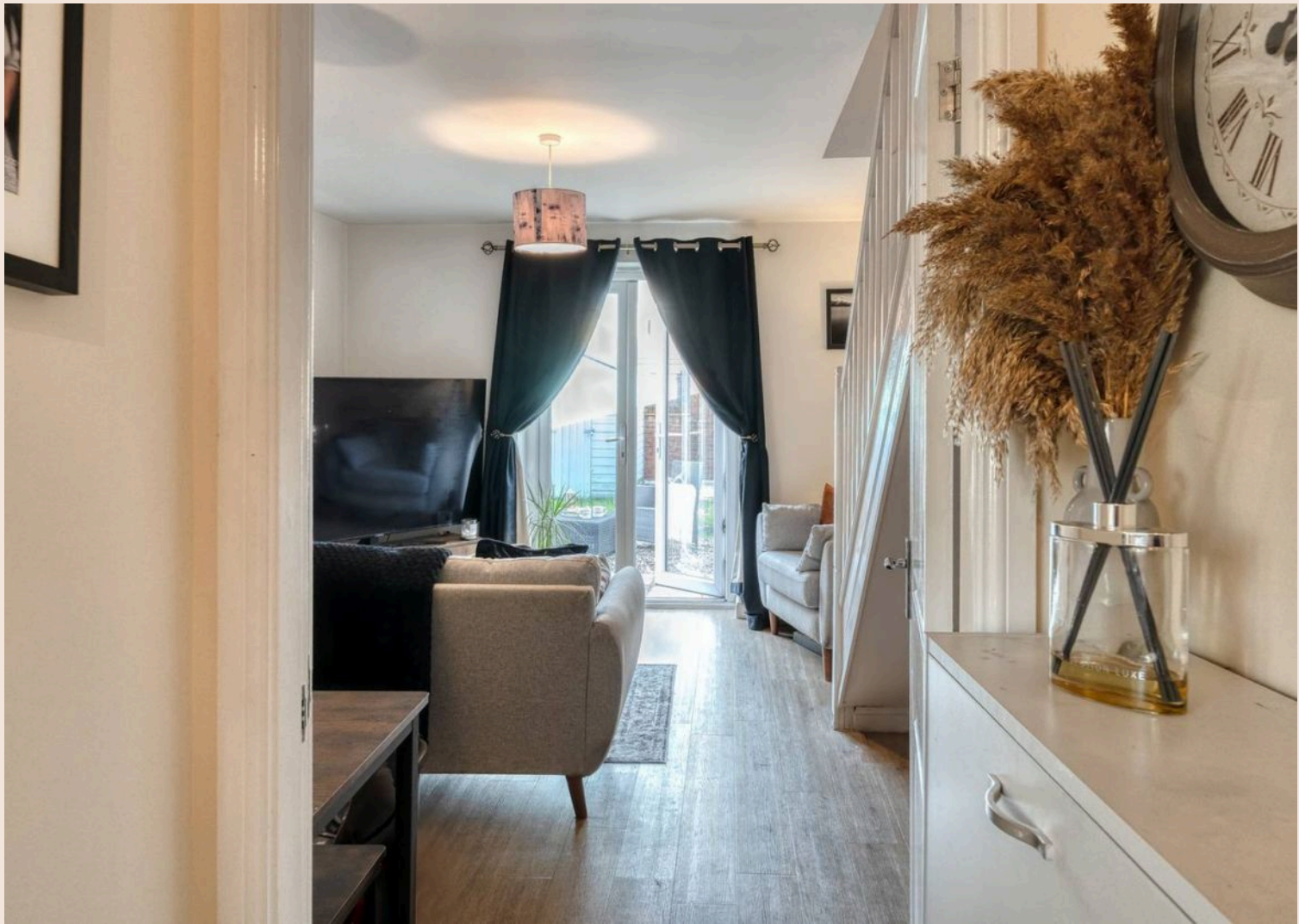
## 7 Birchenlee, Hyde

### Freehold

Ideal home for first time buyers/downsizers • Two bed roomed semi detached • Gated carpark with designated parking space • Rear garden • Spacious lounge / dining room • Ground floor wc • Close to great transport links









Welcome to Birchenlee, the perfect home for anyone looking for a semi-rural location with great transport links. Located on a popular estate on a quiet cul de sac which has been cleverly designed to incorporate larger family homes and homes perfect for first time buyers and downsizers. A gated carpark at the rear of the property offers a designated parking space.

On entrance you have a welcoming hallway to shake off your shoes and coat, this is where your handy ground floor washroom is located. There is also clever storage space for a dryer if required.

The immaculate kitchen is at the front of the property. This contemporary light and bright room has all the required appliances and ample worktop and cupboard space for those that like to cook.

Wander through into your comfortable lounge, this room is larger than you would expect and will easily accommodate a large sofa and a chair. Set the scene for cosy night at home with friends and family for an evening of games or the latest film release.

You have space for a dining table so entertaining could not be easier. With lovely views over the garden and French doors to welcome the outside in on lovely summer days.

There is a great lawned area and a spot for garden furniture so you can enjoy drinks with family and friends.

Back into the lounge and the staircase leads you to two comfortable bedrooms and family bathroom.

Your Principal bedroom at the front of the property, has space for a king-sized bed and wardrobes. Your second bedroom can accommodate a double bed but is currently used as a luxurious dressing room and overlooks the rear garden.

The family bathroom completes the second floor and has a white suite with a large bath perfect for soaking in after a long day and a shower over the bath for busy mornings.

### 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 just a couple of minutes away.

You have some fabulous walks within easy reach and the Peak District is on your doorstep. 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.

### Technical Details

Freehold

Maintenance Charge £120 PA

Council Tax band: B

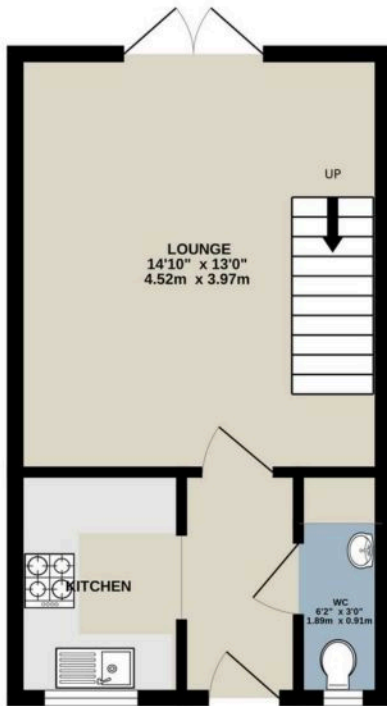
Tenure: Freehold

EPC Energy Efficiency Rating: C

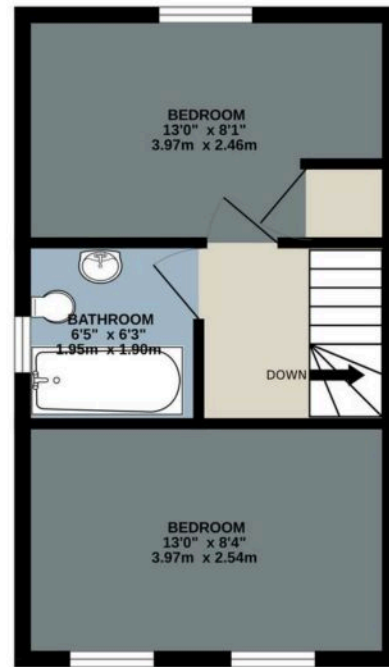
(Disclaimer: Twilight image enhanced with AI by Street)



GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 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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