



Rowan Crescent, Hyde

Leasehold

Elegant, detached home in a popular location • Immaculate with 3-bedrooms • Principal bedroom with en-suite shower room • Family kitchen/dining room with French doors • Off road parking for two cars • Large garden





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

On entrance you have a hallway with room for storage for shoes and coats and access to the downstairs wc.

Through into the spacious lounge, it is larger than you would expect and will easily accommodate several sofas. The large 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 open plan kitchen/dining room.

The light and bright kitchen and dining area overlook the rear garden, with French doors overlooking the rear garden.

You have integrated appliances, great worktop space and good storage. There is space for a dining table for enjoying family dinners, when the weather is warmer open the French doors and dine outside on the patio with friends.

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 large lawned area for the children to play. There is space for a garden shed and access to the front of the property, perfect for muddy bikes and dogs.

Upstairs is in the same immaculate condition.

The Principal bedroom is light, bright and beautifully presented with an ensuite shower room for busy mornings. There is also an integrated wardrobe for all of your clothes.

You have a further double bedroom over-looking the rear garden which has a double bed and is currently used as a home office as well as a guest bedroom.

The third bedroom overlooks the rear and is a generous single bedroom with space for a single bed and a wardrobe.

The family bathroom completes the second floor and has a sparkling white suite with a bath for relaxing in at the end of a busy day.

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.

We would love to welcome you to Rowan Crescent, please download the brochure for more wonderful pictures and give us a call to view 0161 871 7071.

Council Tax band: D

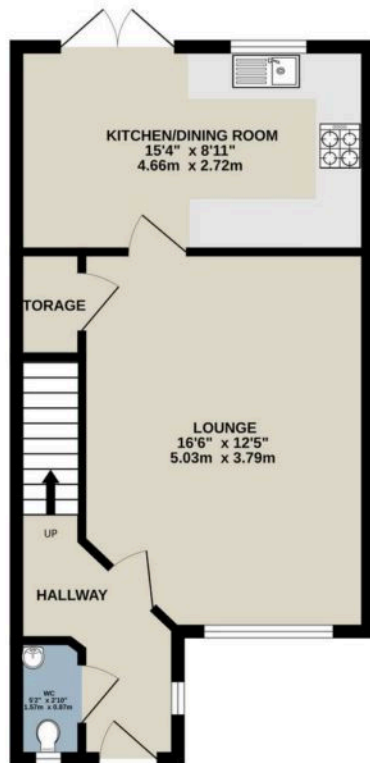
Tenure: Leasehold

EPC Energy Efficiency Rating: C

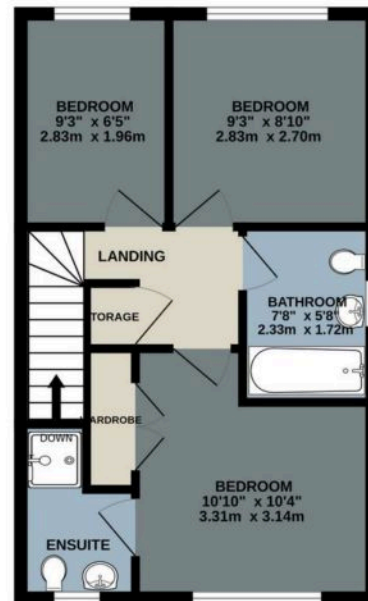
(Disclaimer: Twilight image enhanced with AI by Street)



GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 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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