



PEAK FOREST CLOSE

- HYDE -

Welcome to Peak Forest Close a stunning home built approximately six years ago, located on a quiet estate with canal access for walks and cycling.

KEY POINTS

- New build home built in 2018
- Fabulous rear garden
- Ground floor wc
- Spacious kitchen/diner with patio doors
- Walking distance into Hyde
- Close to great transport links



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Welcome to Peak Forest Close a stunning home built approximately six years ago, located on a quiet estate with canal access for walks and cycling.

On entrance you have a vestibule to shake off your shoes and coat and this is where your handy stylish ground floor washroom is located. Straight ahead now into the immaculate living room which has space for family and friends to gather for a sociable evening.

Wander straight through into your kitchen/dining room which has lovely views over the garden and patio doors to welcome the outside in on lovely summer days. The contemporary light and bright kitchen has all the required appliances and ample worktop and cupboard space for those that like to cook. You have space for a dining table and chairs so entertaining or supervising the children's homework could not be easier.

The rear garden is private oasis, a fabulous patio has been laid for all your garden furniture. There is a great artificial lawn area for the children to play on whilst you enjoy drinks with family and friends on the raised rear decked area. You are not over-looked so you can enjoy the garden in peace and quiet. The first floor gives you three bedrooms, a family bathroom and a storage cupboard for your linens.

Your principal bedroom overlooks the front of the property, there is room for wardrobes and the current owners have a super king-sized bed. Your second double has space for a double bed and wardrobes, it would make an ideal children's or teenager's room.

A third single currently used as dressing room but would easily accommodate bedroom furniture or why not have a home office?

The family bathroom completes the second floor and has a sparkling white suite with storage unit under the sink, a thermostatic shower has been added.

Where it is

Peak Forest close is situated on the development just off Dukinfield road. This home is positioned in a quiet location and easy access for walks and enjoying the nearby countryside. You are within walking distance of Hyde town centre plus a couple of minutes-drive from the motorway network. There are some local shops within walking distance for a morning paper and if you are drawn to the bright lights of the city centre you have a couple of train stations to choose from to travel into Manchester.



TECHNICAL DETAILS

- Freehold
- Council Tax Band C
- Driveway for two cars
- Boiler type and location: Kitchen/Combination
- Thermostatic Showers

Energy Efficiency Rating		Current	Potential
92-100	A		97
81-91	B		
69-80	C	B4	
55-68	D		
49-54	E		
39-48	F		
13-38	G		

For energy efficient - higher rating needs
England & Wales
EU Directive 2002/91/EC

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