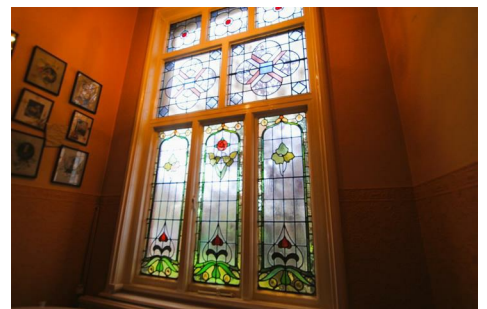


W.C. DAWSON & SON LIMITED

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Chapel Street, Hyde, SK14 1DN

Situated within a substantial mature garden plot, this superbly proportioned character semi-detached dwelling has retained many of its original features including large feature stained glass window. Only an internal inspection will fully reveal the size and character features of this delightful family home.

Asking Price £545,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Chapel Street, Hyde, SK14 1DN

- Substantial Four-Bedroom, Two Reception Room Period Property
- Popular And Convenient Location Overlooking Hyde Bowling Green
- Useful Storage Cellars And Outbuildings
- Viewing Simply Essential
- Large Mature Garden Plot With Further Development Potential (STP)
- Impressive Entrance Hallway
- Driveway And Detached Garage
- Inherent Character Features
- Ground Floor Bathroom Plus First-Floor Family Bathroom
- Gas-Fired Central Heating

The Accommodation Briefly

Comprises:

Open porch, impressive entrance hallway, two well-proportioned reception rooms, inner hallway, access to cellars, shower room/WC, dining/kitchen.

To the first-floor there is a good size landing with feature stained glass window, four well-proportioned bedrooms, family bathroom/WC.

Externally, there are large mature gardens including brick-built detached garage plus further outbuildings/WC.

The Property is well placed for the amenities available in Hyde Town Centre where there are excellent commuter links. Local Junior and High Schools are also within easy reach.

The Accommodation In Detail

Comprises

GROUND FLOOR

Open Porch

Entrance Hallway

Original floor tiling, access to useful storage cellars, access to the rear hallway.

Rear Hallway

Plumbing for automatic washing machine.

Lounge

14'11" x 14'10" increasing to 19'10" into bay (4.55 x 4.53 increasing to 6.07 into bay)
Feature fireplace, living flame coal effect gas fire.

Dining Room

14'8" x 14'9" increasing to 19'9" into bay (4.48 x 4.5 increasing to 6.04 into bay)
Feature fireplace, ornate plastered ceiling.

Inner Hallway

Built-in storage cupboard.

Dining Kitchen

16'10" x 13'0" (5.15 x 3.98)
Belfast style twin bowl inset sink, granite work surfaces, a range of wall and floor mounted units.

Shower Room/WC

9'3" x 9'3" (2.84 x 2.84)
Modern white suite having shower cubicle, pedestal wash hand basin, low-level WC, built-in storage shelving.

FIRST FLOOR

Landing

Impressive open landing with feature stained glass window. Off the landing there is a storage room.

Bedroom 1

15'5" x 15'8" increasing to 20'9" (4.72 x 4.79 increasing to 6.33)
Fireplace with gas fire.

Bedroom 2

15'1" x 14'10" (4.62 x 4.53)
Pedestal wash hand basin.

Bedroom 3

14'11" x 13'5" (4.56 x 4.09)
Pedestal wash hand basin.

Bedroom 4

10'2" x 9'2" (3.11 x 2.81)
Fitted wardrobes.

Bathroom/WC

14'10" x 9'1" (4.53 x 2.78)
White suite having panelled bath, separate shower cubicle, pedestal wash hand basin, low-level WC, bidet, part tiled, feature seat radiator.

EXTERNALLY

The property occupies a substantial mature garden plot with development potential (STP). There is a brick-built detached garage with driveway providing off-road parking, brick storage outbuildings and WC.

The property has an open aspect to the rear over Hyde Bowling Club.

TENURE

The Tenure of the property is Leasehold - Solicitors to confirm.

COUNCIL TAX

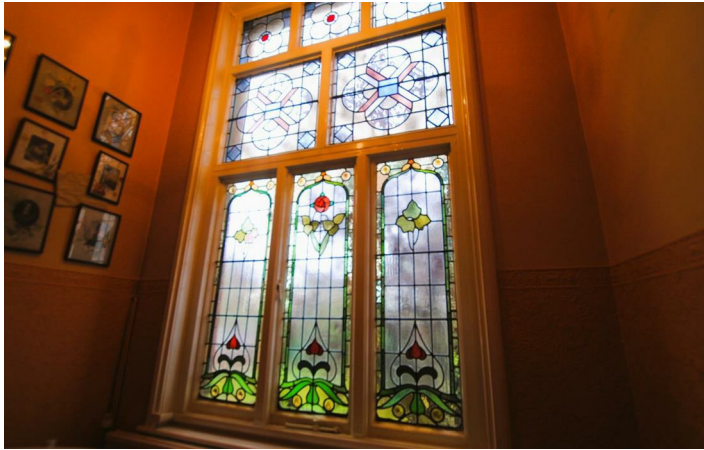
Council Tax Band "D".

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan

GROUND FLOOR



1ST FLOOR



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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