

# DAWSONS

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## Weavers Gate, Hyde, SK14 4XE

This three-bedroomed detached property occupies a stunning canal side location situated in a popular area with good access to all amenities.

**Asking Price £295,000**



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



# Weavers Gate, Hyde, SK14 4XE

- Modern Three-Bedroom Detached
- Modern Dining Kitchen With Integrated Appliances
- Ideal For A Growing Family
- Gardens To Three Sides
- Driveway Providing Off-Road Parking
- Excellent Commuter Links
- Delightful Canal Side Position
- Well-Presented Accommodation
- Internal Inspection Highly Recommended

## The Accommodation Briefly

### Comprises:

Entrance hallway, cloaks/WC, box bay fronted lounge, dining kitchen with uPVC double-glazed French doors onto the rear garden.

To the first floor there are three well-proportioned bedrooms, family bathroom/WC.

Externally, there are gardens to three sides with a driveway providing off-road parking.

The property is situated in a popular and convenient location with good access to all neighbouring town centres and also excellent commuter links. Local junior and high schools are also readily accessible.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Hallway

##### Cloaks/WC

Low-level WC and wash hand basin.

##### Lounge

uPVC double-glazed box bay window.

##### Dining Kitchen

Modern range of wall and floor mounted units, integrated stainless steel oven, four-ring gas hob with chimney hood over, two uPVC double-glazed windows, uPVC double-glazed French doors, central heating radiator, plumbing for automatic washing machine.

#### FIRST FLOOR

##### Landing

Built-in storage cupboard.

##### Bedroom 1

Two uPVC double-glazed windows, central heating radiator.

##### Bedroom 2

uPVC double-glazed window, central heating radiator.

##### Bedroom 3

uPVC double-glazed window, central heating radiator.

##### Bathroom/WC

Modern white suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, part-tiled, uPVC double-glazed window, central heating radiator.

#### EXTERNAL

Externally there are gardens to three sides and a driveway providing off-road vehicular parking.

#### TENURE

Leasehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "C".

#### VIEWINGS

Strictly by appointment with the Agents.

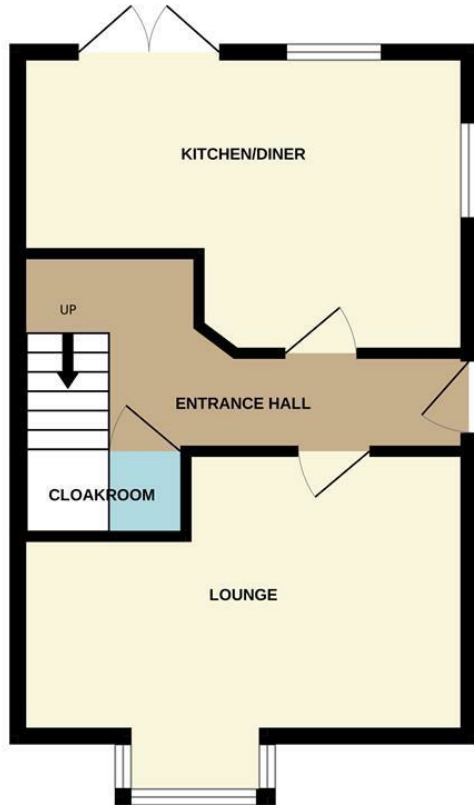


## Directions

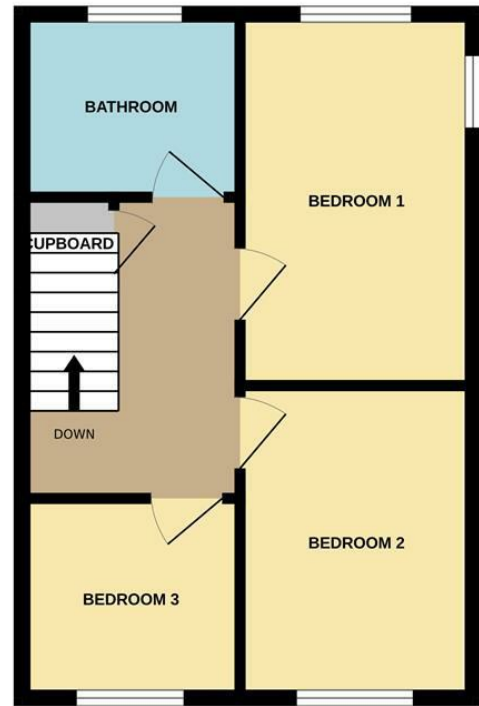


# Floor Plan

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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