

# DAWSONS

Property Professionals since 1925

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## The Old Dairy, Hyde, SK14 4XP

Dawsons are pleased to offer for sale this superbly presented, modern, three bedroom, two bathroom semi detached property with well planned accommodation with contemporary fittings and is ideally suited to prospective purchasers looking to move into a property with no works required. Situated in a convenient, popular location the property is suited to a wide range of purchasers and we would urge interested parties to contact our office to arrange an internal inspection at their earliest convenience.

All the neighbouring town centres are within easy reach as are local junior and high schools and for the commuter there are several excellent links.

**Asking Price £264,995**



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



# The Old Dairy, Hyde, SK14 4XP

- Stylishly Presented 3 Bedroom Semi
- Double Width Driveway
- Popular and Convenient Location
- Contemporary Kitchen and Bathroom Fittings
- Residue of Original 10 year NHBC Warranty
- Excellent Decorative Order
- Excellent Commuter Links
- Master Bedroom with En-suite
- Walk-in Condition
- Neutral Decor Throughout

## Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Downstairs Cloaks/WC, Lounge, Dining Kitchen with integrated appliances and French doors onto the rear Garden

To the first Floor there are 3 well proportioned Bedrooms (Master having En-suite Shower Room), Family Bathroom/WC

Externally there is a double width driveway providing off road parking whilst the fully enclosed rear Garden has a paved patio area plus further lawned section.

## The Accommodation in Detail Comprises:

### Entrance Hall

Composite style double glazed security door, central heating radiator

### Cloaks/WC

pedestal wash hand basin, low level WC, part tiled, central heating radiator

### Lounge

13'6 x 11'2 (irregular shaped room) (4.11m x 3.40m (irregular shaped room))

uPVC double glazed window, central heating radiator,

### Dining Kitchen

15'8 x 11'2 reducing to 8'1 (4.78m x 3.40m reducing to 2.46m)

One and a half bowl single drainer stainless steel sink unit, range of modern wall and floor mounted units, built-in stainless steel oven, four ring gas hob with stainless steel back plate and stainless steel chimney hood, integrated fridge and freezer, plumbing for automatic washing machine, uPVC double glazed French doors and side lights, spotlights, central heating radiator

### First Floor:

#### Landing

Loft access, bulkhead storage cupboard

#### Bedroom (1)

10'9 x 8'2 maximum (irregular shaped room) (3.28m x 2.49m maximum (irregular shaped room))

uPVC double glazed window, central heating radiator

### En-suite

8'1 x 4'7 (2.46m x 1.40m)

Modern white suite having shower cubicle, pedestal wash hand basin, low level WC, part tiled, laminate flooring, uPVC double glazed window, central heating radiator

### Bedroom (2)

10'1 x 8'7 (3.07m x 2.62m)

uPVC double glazed window, central heating radiator

### Bedroom (3)

6'9 x 6'8 (2.06m x 2.03m)

uPVC double glazed window, central heating radiator

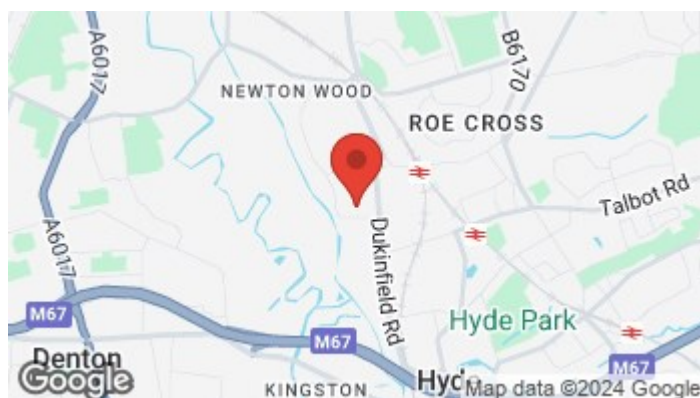
### Bathroom/WC

Modern white suite having panel bath, low level WC, pedestal wash hand basin, part tiled, laminate flooring, uPVC double glazed window, heated chrome towel rail/radiator

### Externally:

To the front of the property there is a two car driveway providing off road parking.

The fully enclosed rear garden has a flagged patio with further lawned garden area.

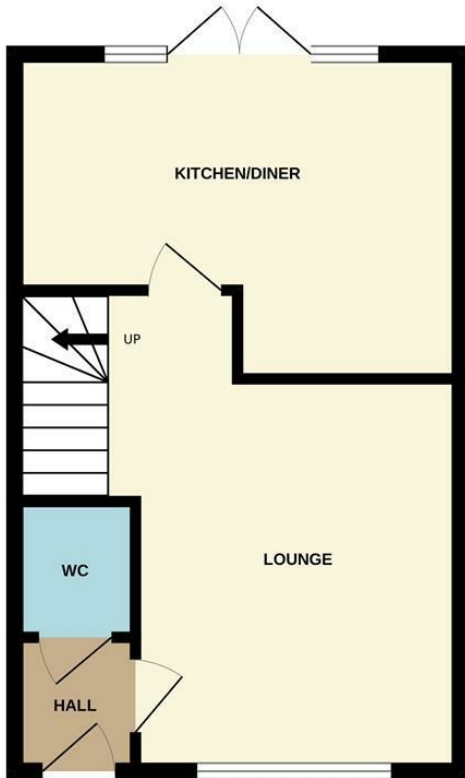


## Directions

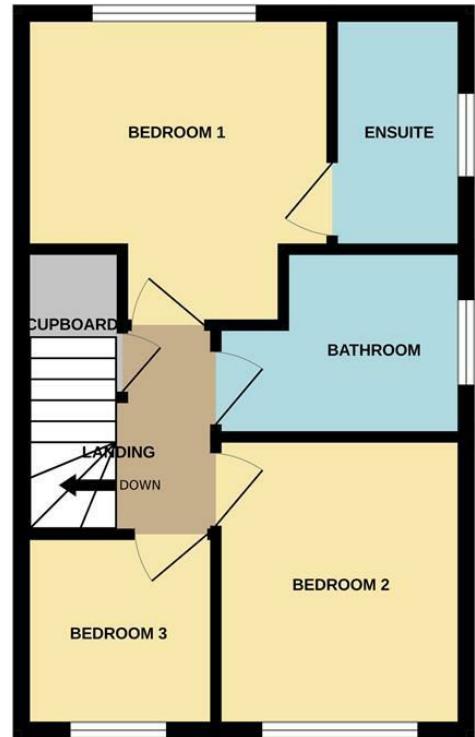


# Floor Plan

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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