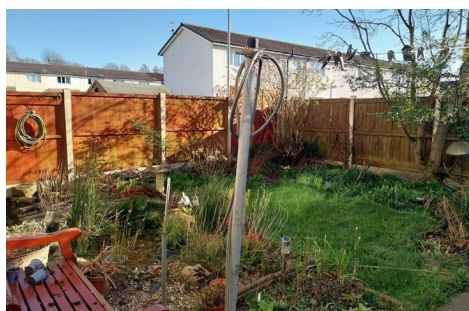


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



John Kennedy Gardens, Hyde, SK14 6PN

This larger than average three-bedroom mid-town house, boasts two reception rooms (original garage converted to sitting room), modern kitchen and shower room with separate WC. The property has gardens to both front and rear and off-road parking via a driveway to the front elevation. The property is situated in a convenient location with good access to all amenities and excellent commuter links. The property benefits from uPVC double-glazing and gas-fired central heating and is, in our opinion, ideally suited to a growing family.

Price £170,000

John Kennedy Gardens, Hyde, SK14 6PN

- Three-Bedroom Mid-Town House
- Gardens To Both Front And Rear
- Off-Road Parking
- Good Size Living Accommodation
- Popular Cul-de-Sac Location
- Good Motorway Connections
- Modern Kitchen With Integrated Appliances
- Modern Shower Room With Separate WC
- Internal Inspection Highly Recommended

The Accommodation Briefly

Comprises:

Entrance hallway with built-in storage cupboards, good size through living room, modern kitchen with integrated appliances, large sitting room (former garage which has been converted). To the first floor there are three well-proportioned bedrooms, modern shower room with separate WC.

Externally, there are gardens to both front and rear and a driveway providing off-road parking.

The property is situated in an established residential location with good access to all amenities. Local junior and high schools are within easy reach and the property enjoys good connectivity to the motorway system as well as other commuter links.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Entrance Porch

Central heating radiator, two built-in storage cupboards.

Living Room

18'9 x 12'6 reducing to 9'11 (5.72m x 3.81m reducing to 3.02m)

Two uPVC double-glazed bow windows, two central heating radiators.

Kitchen

14'1 x 7'4 (4.29m x 2.24m)

One and a half bowl inset sink unit, a range of modern wall and floor mounted units, built-in oven, four-ring ceramic hob, plumbing for automatic washing machine, understairs storage area, part-tiled, tiled floor, uPVC double-glazed window, central heating radiator.

Sitting Room (former Garage)

18'11 x 8'3 (5.77m x 2.51m)

uPVC double-glazed bow window, central heating radiator.

FIRST FLOOR

Landing

Built-in storage cupboard.

Bedroom 1

12'8 x 10'9 (3.86m x 3.28m)

uPVC double-glazed window, central heating radiator.

Bedroom 2

11'9 x 11'7 maximum (3.58m x 3.53m maximum)

uPVC double-glazed window, central heating radiator.

Bedroom 3

9'8 x 7'9 (2.95m x 2.36m)

uPVC double-glazed window, central heating radiator.

Shower Room

Modern white suite having shower cubicle, pedestal wash hand basin, uPVC double-glazed window, fully tiled, tiled floor, central heating radiator.

Separate WC

Low-level WC, fully tiled, uPVC double-glazed window.

EXTERNAL

The property benefits from gardens to both front and rear with a driveway which provides off-road parking to the front of the property.

TENURE

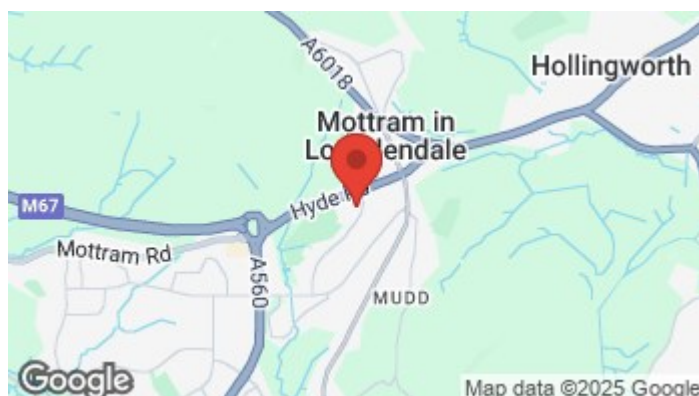
Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

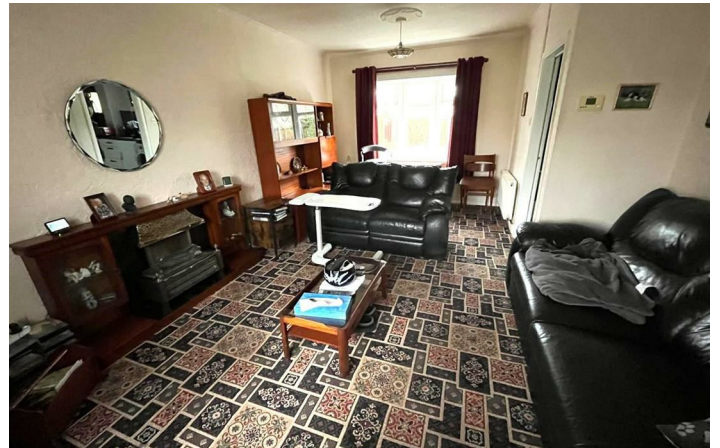
Council Tax Band "A".

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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