



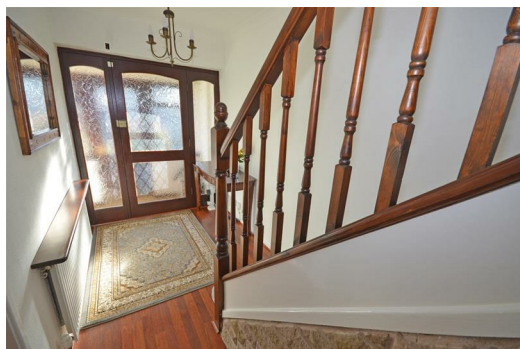
Jacobsen Avenue, Newton, Hyde, SK14 4DW

Price £290,000

Sumptuous living accommodation is afforded by this superb three bedroom extended semi detached property located on this ever popular cul de sac and offering family sized accommodation of which only a full personal inspection will fully reveal.

With substantial gardens to three sides and parking for two with potential to create more the well planned and spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: Entrance porch, entrance hallway, lovely bright and airy lounge with opening to the excellent sized dining room an orangery and a good sized fitted kitchen complete the downstairs accommodation. To the first floor there are three good sized bedrooms and a fantastic sized bathroom/WC. To the outside the property boasts a paved driveway to the front providing parking for two vehicles with potential to create more if required, there are lovely sized gardens to three sides with mature bushes and trees, detached garage (currently used for storage) and a lovely sized and well maintained rear garden with large patio area. The property is double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers!

Impressive Property Throughout - Viewing Essential!



GROUND FLOOR

Porch

Leaded double glazed windows and door, tiled floor, door to hallway.

Hall

Stairs to the first floor, wooden flooring, under stairs storage cupboard and radiator.

Lounge

14'0" x 11'10" (4.26m x 3.61m)

Double glazed box bay window to front, fitted feature fire surround with fire inset, TV aerial point, wall light points, archway to dining room, ceiling cornices, radiator.

Dining Room

9'8" x 10'2" (2.94m x 3.11m)

Extended dining room, double glazed sliding patio doors to the rear garden, wooden flooring ceiling cornices, radiator.

Dining Room

9'8" x 7'6" (2.94m x 2.28m)

Doors to the orangery and the kitchen, wooden flooring.

Orangery

Window to side and door to the rear garden, wooden flooring.

Kitchen

6'11" x 13'4" (2.10m x 4.06m)

Fitted kitchen with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit with mixer tap and worktops over, fitted four ring gas hob with extractor fan above and electric oven below, wine rack, tiled floor, part tiled walls, inset ceiling spotlights, space for fridge freezer, space and plumbing for automatic washing machine and dishwasher, double glazed window to the rear and door to the side, gas central heating boiler.

FIRST FLOOR

Landing

Access to insulated roof void via pull down ladder, double glazed window to side.

Bedroom 1

13'1" x 10'1" (3.98m x 3.08m)

Matching range of fitted wardrobes and drawer units, inset ceiling spot lights, ceiling cornices, double glazed window to front and radiator.

Bedroom 2

10'9" x 10'1" (3.28m x 3.08m)

Matching range of fitted wardrobes with top boxes, ceiling cornices, inset ceiling spot lights, double glazed window to rear and radiator.

Bedroom 3

9'5" x 7'10" (2.86m x 2.40m)

Matching range of fitted wardrobes with top boxes, ceiling cornices, double glazed window to front and radiator.

Bathroom

Superbly sized fitted bathroom suite comprising bath with bi fold shower screen and mixer shower over, vanity wash hand basin, low level WC, excellent array of fitted storage cupboards, tiled walls, tiled floor, double glazed window to the rear, heated towel.

OUTSIDE

Garage

15'5" x 8'9" (4.70m x 2.67m)

Door to front and side, power and light, excellent storage space.

Gardens & Driveway

To the outside the property boasts a paved driveway to the front providing parking for two vehicles with potential to create more if required, there are lovely sized gardens to three sides with mature bushes and trees, detached garage (currently used for storage) and a lovely sized and well maintained rear garden with large patio area with gate to the front and potential to create further parking to the side if required.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

