



**Charlton Avenue, Newton, Hyde, SK14 4ER**  
**Offers in the region of £295,000**

Impressive and deceptively sized is this spacious spacious and extended three bedroom semi detached property offering family sized and versatility of accommodation of which only a full personal inspection will fully reveal.

The well planned accommodation has been well cared for and much improved by the present owner and has accommodation that offers bright and airy rooms that briefly comprises to the ground floor: Entrance hallway, Fantastic sized lounge through dining room, superbly sized fitted dining/breakfast kitchen and opening to the second large lounge or downstairs bedroom if required and a utility room. To the first floor there are three good sized bedrooms (En suite shower room to master bedroom) and all offering bright and airy rooms together with a four piece family bathroom/WC. To the outside the property benefits from gardens to the front and rear with block paved driveway providing potential parking for the family vehicles to the front and a good sized lawned garden with decked patio area and fenced boundaries to the rear. The property is Upvc double glazed and centrally heated.

Popular Location - Excellent Sized Extended Property - View Early to Avoid Disappointment!



## GROUND FLOOR

### Entrance Hall

Upvc double glazed front door, stairs to the first floor, laminate wooden floor, double opening doors to the lounge and radiator.

### Lounge/Dining Room

24'4" x 11'0" (7.42m x 3.35m)

Upvc double glazed bay window to front, fitted feature fire surround with living flame gas fire inset, TV aerial point, ceiling cornices, laminate wooden floor, two radiators, door to under stairs storage cupboard.

### Kitchen/Breakfast Room

9'7" x 12'6" (2.92m x 3.81m)

Excellent sized room with a matching base and wall units incorporating a 1 1/4 sink and single drainer sink unit with work tops over, fitted four ring electric hob with extractor hood above and oven, fitted electric double oven, breakfast bar, Upvc double glazed window overlooking the rear garden, Upvc door to side elevation, doors to lounge and utility room, part tiled walls, space for fridge freezer, tiled effect flooring and radiator.

### Utility Room

8'9" x 7'0" (2.67m x 2.13m)

Matching base and wall units incorporating a single drainer sink unit and work tops over, Upvc double glazed window to the side elevation, plumbing for automatic washing machine and dishwasher, space for dryer, radiator.

### Second Lounge

21'0" x 9'3" (6.40m x 2.82m)

Versatile room, used as a lounge but could easily be a downstairs bedroom, games room or kids playroom. Upvc double glazed window to front, Upvc double glazed sliding patio doors to the rear garden, laminate wooden floor and radiator.

## FIRST FLOOR

### Landing

Upvc double glazed window to side.

### Bedroom 1

16'0" x 8'8" (4.88m x 2.65m)

Upvc double glazed window to rear, radiator.

### En-suite Shower Room

Three piece suite comprising tiled shower enclosure, wash hand basin and low level WC, Upvc double glazed window to rear, bi-fold door, radiator

### Bedroom 2

13'10" x 8'8" (4.22m x 2.65m)

Upvc double glazed window to front, radiator.

### Bedroom 3

10'0" x 5'10" (3.05m x 1.77m)

Upvc double glazed window to front, radiator.

### Family Bathroom

Four piece family bathroom suite comprising jacuzzi bath, vanity wash hand basin, shower enclosure with mixer shower and low level WC, tiled splashback, heated towel rail, Upvc double glazed window to side.

## OUTSIDE

### Gardens & Driveway

To the outside the property benefits from gardens to the front and rear with block paved driveway providing potential parking for the family vehicles to the front with lawned garden and conifers for privacy, whilst there is a good sized lawned garden with decked patio area and fenced boundaries to the rear.

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