



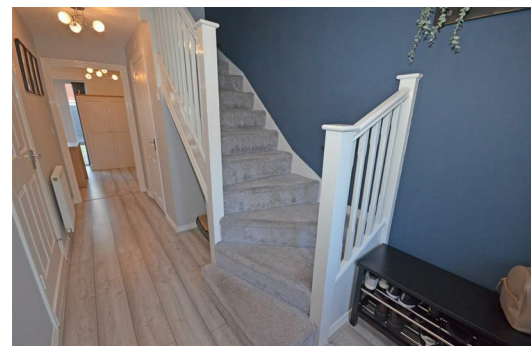
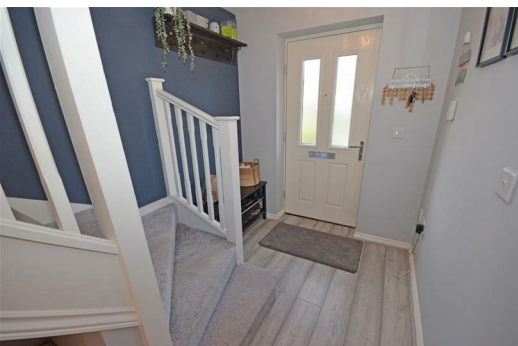
## Admiral Way, Hyde, SK14 4TU

**Offers over £315,000**

Immaculate and well presented is this four bedroom three storey townhouse situated on the ever popular Cotton Mills Development offering ready to move into accommodation of which only a full internal inspection will fully reveal.

Offered "Chain Free" the well planned and spacious accommodation is split over three floors and briefly comprises: Entrance hallway, superbly sized fitted dining kitchen, downstairs cloakroom and direct access to the garage with potential to create further accommodation if required. The first floor provides a lovely sized lounge, family bathroom and bedroom two, whilst to the the second floor the property is completed by a superbly sized master bedroom with en suite shower room and two further good sized bedrooms. The property is complemented by double glazing and gas central heating and is further served by gardens to the front and rear with driveway for two vehicles to the front and an excellent sized garage.

Immaculate - View Today!



## GROUND FLOOR

### Hallway

Double glazed front door, laminate wooden floor, stairs to the first floor, personal door to the garage and radiator.

### Cloakroom

Low level WC, pedestal wash hand basin, laminate wooden floor and radiator.

### Kitchen/Dining Room

12'8" x 16'8" (3.86m x 5.08m)

Fitted with a matching range of base and wall units in Cashmere incorporating a 1 1/4 single drainer sink unit with mixer tap and work tops over, integrated fridge/freezer, space and plumbing for washing machine, integrated dishwasher, fitted four ring electric hob with extractor hood above and electric oven below, gas central heating boiler, dining area, laminate wooden floor, part tiled walls, Upvc double glazed patio doors to the rear garden and radiator.

### Garage

15'11" x 8'1" (4.85m x 2.46m)

Up and over door, power and light, personal door to hallway.

## FIRST FLOOR

### Landing

Upvc double glazed window to front, stairs to the second floor and radiator.

### Lounge

12'0" x 16'8" (3.65m x 5.08m)

Two Upvc double glazed windows to rear, fitted feature fire surround, TV aerial point, two radiators.

### Bedroom 3

10'2" x 9'10" (3.11m x 2.99m)

Upvc double glazed window to front, radiator.

### Bathroom

White bathroom suite comprising panelled bath with mixer shower over and shower screen, pedestal wash hand basin, low level WC, tiled walls and radiator.

## SECOND FLOOR

### Landing

### Bedroom 1

12'0" x 16'8" (3.65m x 5.08m)

Two Upvc double glazed windows to front, TV aerial point, radiator.

### En-suite Shower Room

Fitted shower cubicle with mixer shower, pedestal wash hand basin, low level WC, tiled walls, radiator.

### Bedroom 2

12'0" x 9'3" (3.65m x 2.81m)

Upvc double glazed window to rear, radiator.

### Bedroom 4

12'0" x 7'1" (3.65m x 2.17m)

Upvc double glazed window to rear, radiator.

## OUTSIDE

### Gardens & Driveway

To the front is a two car tarmac driveway leading to the garage. Whilst to the rear is a good sized garden predominantly paved with raised decked patio area and feature stone BBQ, fenced boundaries, shed.

## 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.

