



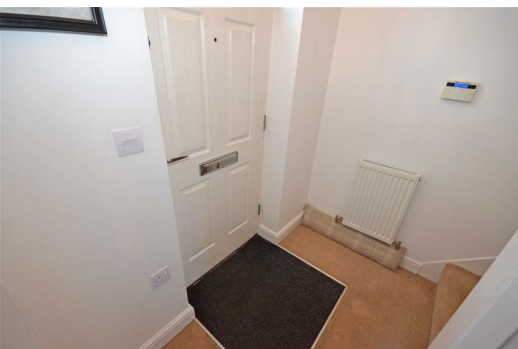
## Canal Walk, Ann Street, Hyde, SK14 2BA

**Offers over £269,950**

Fantastic Peak Forest Canal fronted three bedroom three storey modern end townhouse offering ready to move into accommodation of which only a full personal inspection will fully reveal.

Ideally situated in a quiet and sought after location in Hyde, with walks literally on your door step and within easy walking distance to Hyde Town Centre, the property provides family sized and versatile accommodation set over three floors and briefly comprises: To the ground floor, entrance hallway, cloakroom, dining room and fitted dining kitchen with utility room. To the first floor there is the main lounge with Juliet balcony, and bedroom three, whilst to the second floor lies the master bedroom with en suite shower room, the second bedroom and family bathroom/WC. To the outside the property has gardens to the front and rear and allocated parking for two vehicles. As previously mentioned the property is situated close to Hyde Town Centre on the Peak Forest Canal with walks to Ashton or Woodley and beyond.

Superb Property & Location - Viewing Highly Recommended!



## GROUND FLOOR

### Hallway

Composite double glazed front door, stairs to the first floor, radiator.

### Dining Room

10'1" x 9'9" (3.07m x 2.98m)

Upvc double glazed window to front, open plan feeling to kitchen, TV aerial point and radiator.

### Kitchen/Breakfast Room

13'0" x 9'9" (3.95m x 2.98m)

Fantastic contemporary fitted kitchen with an extensive range of matching high gloss base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above, electric oven with multi use microwave above, integrated dishwasher, space for fridge and freezer, inset ceiling spot lights, Upvc double glazed window to the rear, archway opening to the dining room, under stairs storage cupboard, door to the utility room and cloakroom, wooden floor, Upvc double glazed patio doors to the rear garden and radiator.

### Utility Room

4'11" x 5'4" (1.50m x 1.63m)

Fitted base and wall units with single drainer stainless steel sink unit and work tops over, plumbing and space for automatic washing machine, part tiled walls.

### Cloakroom

Low Level WC, pedestal wash hand basin with splash back tiling, radiator.

## FIRST FLOOR

### Landing

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

### Lounge

12'2" x 12'10" (3.72m x 3.91m)

Upvc double glazed patio doors with Juliet balcony, TV aerial point, radiator.

### Bedroom 3

10'10" x 6'7" (3.30m x 2.00m)

Upvc double glazed window overlooking the canal, radiator.

## SECOND FLOOR

### Landing

Stairs to the first floor.

### Bedroom 1

8'10" x 9'7" (2.68m x 2.93m)

Upvc double glazed window to rear, TV aerial point, door to en suite shower room and radiator.

### En-suite Shower Room

Fitted shower cubicle, pedestal wash hand basin, low level WC, part tiled walls and radiator.

### Bedroom 2

7'6" x 12'10" (2.28m x 3.91m)

Upvc double glazed window to front, fitted recess wardrobe and radiator.

### Bathroom/WC

White bathroom suite comprising panelled bath, pedestal wash hand basin, Low level WC, part tiled walls, radiator.

## OUTSIDE

### Gardens & Driveway

To the outside the property has gardens to the front and rear and allocated parking for two vehicles.

## 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.

