



Cpl Harvey Holmes Way  
Hyde, SK14 4XL

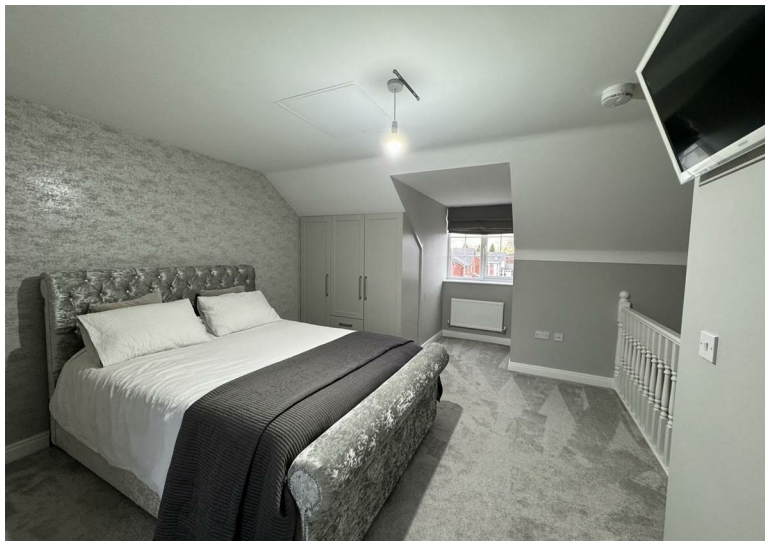
Offers over £350,000



There's no agent like home

Welcome to this modern and beautifully presented four-bedroom semi-detached property, offering spacious accommodation set across three floors, catering perfectly to the needs of a growing family. On the ground floor, you'll find a welcoming lounge, a well-appointed kitchen, and a convenient WC. Moving up to the first floor, there are three bedrooms along with a bathroom, providing ample space for family members or guests. The second floor hosts the master bedroom, complete with an en-suite bathroom, offering privacy and comfort. Additionally, the property boasts a driveway for convenient parking, while the enclosed low-maintenance garden at the rear provides a private outdoor space for relaxation and entertainment. An added bonus is the detached split-converted garage, which features a garden room, offering versatile space that could serve as a home office, studio, or additional living space to suit your lifestyle needs. Situated in a popular residential area at the head of a cul-de-sac, this property is conveniently close to local schools, amenities, and transport links, making it an ideal location for families. Moreover, its proximity to the open countryside and Dukinfield Golf Club offers opportunities for outdoor activities and leisure pursuits, catering to a variety of lifestyles and interests. Don't miss the chance to make this property your ideal home, offering both comfort and convenience in a desirable location.

In brief the accommodation comprises of: Entrance hall, WC, lounge and kitchen/diner to the ground floor. Three Bedrooms and family bathroom to the first floor. Master bedroom with en-suite to the second floor. Driveway and small lawn area to the front of the property. Enclosed good size low maintenance garden to the rear. Detached split-converted garage offering a versatile space. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Hall

Door to front, doors leading to:

### WC

Two piece suite, comprising low-level WC and wash hand basin, double glazed window to front, radiator.

### Lounge 15'3" x 11'10" (4.64m x 3.61m)

Double glazed window to front, radiator, door to storage cupboard, door leading to:

### Kitchen/Diner 9'9" x 15'8" (2.98m x 4.77m)

Fitted with a matching range and base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated dishwasher, integrated washing machine, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed French doors leading out to rear garden.

## FIRST FLOOR

### Landing

Radiator, door to stairs leading up to second floor, doors leading to:

### Bedroom 2 12'4" x 9'6" (3.75m x 2.89m)

Double glazed window to rear, radiator.

### Bedroom 3 7'6" x 9'0" (2.29m x 2.74m)

Double glazed window to front, radiator.

### Bedroom 4 8'9" x 6'1" (2.67m x 1.85m)

Double glazed window to rear, radiator.

### Bathroom 4'9" x 9'3" (1.46m x 2.81m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, part tiled walls, radiator.

## SECOND FLOOR

### Bedroom 1 22'6" x 15'3" (6.87m x 4.66m)

Double glazed window to rear, double glazed window to front, two radiators.

### En-suite

Three piece suite comprising wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, double glazed velux window to rear, radiator.

## OUTSIDE

### Garage

Up and over door.

### Garden Room 11'6" x 8'0" (3.51m x 2.45m)

Perfect versatile space for home office, bar or studio.

## 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.

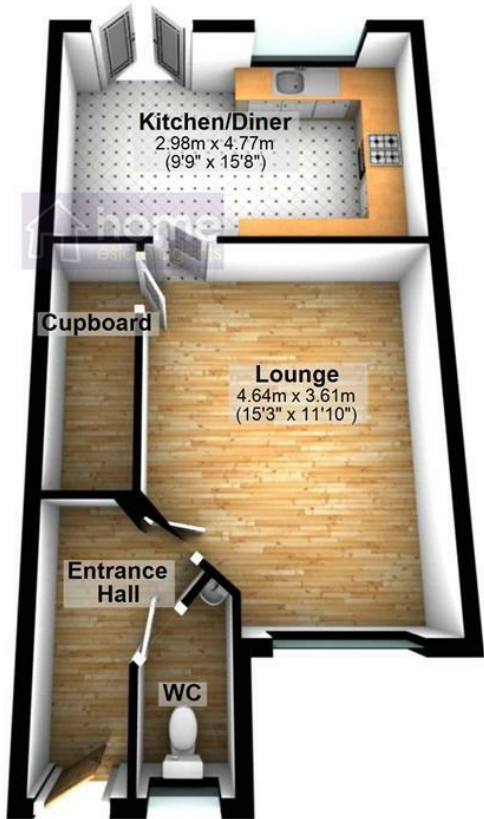
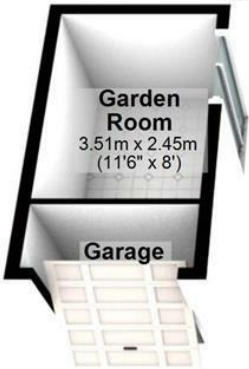
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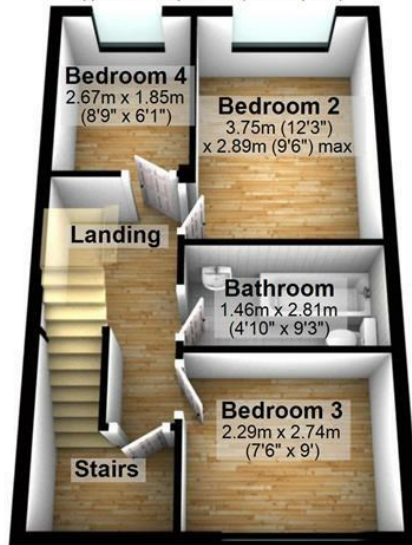
### Ground Floor

Approx. 51.7 sq. metres (556.9 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



### Second Floor

Approx. 24.6 sq. metres (264.6 sq. feet)



Total area: approx. 112.8 sq. metres (1214.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC