



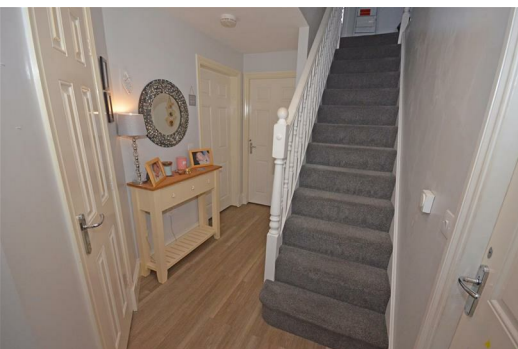
## Birchwood Crescent, Hyde, SK14 4GQ

**Offers in the region of £395,000**

Offered "For Sale" is this fantastic four bedroom extended detached property, ideally located on a corner plot with gardens to all four sides and offering ready to move into accommodation of which only a full internal inspection will reveal.

The well planned and deceptively spacious accommodation has been well cared for and improved by the present owner with accommodation that briefly comprises to the ground floor, entrance hallway, downstairs cloakroom, good sized lounge, dining room with double doors opening to the third excellent sized reception room, excellent sized fitted kitchen and dining/breakfast room which in turn opens to the side garden patio area. Whilst to the first floor there are four excellent sized bedrooms (Master bedroom with en suite shower room) and family bathroom/WC. To the outside the property has an extensive sized gardens and driveway leading to the garage providing parking for two/three vehicles. The property is further complemented by double glazing and gas central heating ensuring that this property is an ideal choice for even the most discerning of purchasers.

**IMPRESSIVELY SIZED PROPERTY - VIEWING HIGHLY RECOMMENDED!**





## GROUND FLOOR

### Hallway

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

### Cloakroom/WC

Low level WC, vanity wash hand basin, Upvc double glazed window to front, radiator.

### Lounge

15'9" x 10'0" (4.80m x 3.05m)

Upvc double glazed window to front, Upvc double glazed patio doors to the rear garden, ceiling cornices, TV aerial point, radiators.

### Dining Room

11'2" x 9'2" (3.41m x 2.80m)

Upvc double glazed window to front, ceiling cornices, Amtico flooring, double doors to third reception room and radiator.

### Reception Room

14'8" x 11'9" (4.47m x 3.59m)

Upvc double glazed window to front, Upvc double glazed patio doors to the rear garden, TV Aerial point, Velux double glazed windows, TV aerial point, Amtico flooring, radiator.

### Kitchen/Dining Room

13'0" x 16'1" (3.97m x 4.89m)

Fantastic sized room and fitted with a matching range of base and eye level units with worktop space over, plumbing and space for automatic washing machine, space for American style fridge/freezer, built-in electric double oven, built-in four ring gas hob with extractor hood over, four double glazed windows and patio doors to the rear patio area flooding the room with light, inset ceiling spotlights, under stairs storage and radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

8'5" x 16'3" (2.57m x 4.96m)

Three Upvc double glazed windows to rear flooding the room with light, built-in double wardrobes with mirror fronts, drawer units, radiator.

### En-suite Shower Room

Fitted shower cubicle with shower, vanity wash hand basin, low level WC, Upvc double glazed window to the side and radiator.

### Bedroom 2

9'1" x 10'0" (2.78m x 3.05m)

Double glazed window to front, radiator.

### Bedroom 3

8'10" x 12'4" (2.68m x 3.76m)

Double glazed window to front, fitted recess wardrobe and airing cupboard, radiator.

### Bedroom 4

6'4" x 6'11" (1.93m x 2.10m)

Double glazed window to rear, radiator.

### Bathroom/WC

White coloured bathroom suite with panelled bath, vanity wash hand basin, low level WC, tiled floor, part tiled walls, radiator.

## OUTSIDE

### Gardens & Driveway

To the outside the property has extensive gardens to all sides with astro turfed tier garden area, paved walkways and patio areas, fenced boundaries. Driveway to the side leading to the garage providing parking for two/three vehicles.

### Garage

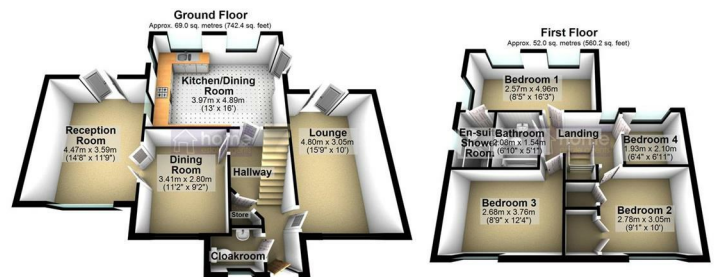
15'3" x 8'7" (4.65m x 2.62m)

Up and over door.

## 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.



Total area: approx. 121.0 sq. metres (1302.6 sq. feet)

