



Clarendon Road, Hyde, SK14 2JY

Price £186,000

Offered "For Sale" is this fantastic two bedroom extended mid terraced property offering larger than average accommodation and offering ready to move into accommodation of which only a full personal inspection will reveal.

The well planned and deceptively spacious property has been extremely well cared for and improved by the present owners and is certainly a credit to them with accommodation that briefly comprises: To the ground floor, entrance hallway, lounge, separate dining and impressive fitted kitchen to the ground floor, whilst to the first floor there are two good sized bedrooms and a modern bathroom/WC, there is also potential to create a loft conversion if required. To the outside the property has gardens to the front and rear, with the rear garden being of great size with a sheltered pergola for sitting out on those warm evenings, with also potential to create off road parking if required. The property further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Property Throughout - View Early to Avoid Disappointment!



GROUND FLOOR

Hall

Composite front door, wooden floor, stairs to the first floor, radiator.

Lounge

10'9" x 10'4" (3.27m x 3.15m)

Upvc double glazed bay window to front, wooden floor, TV aerial point, ceiling cornices, fitted recess wall shelves, inset ceiling spot lights and radiator.

Dining Room

12'10" x 13'11" (3.90m x 4.25m)

Upvc double glazed window to rear, under stairs storage area, recess fire place, wooden flooring, inset ceiling spot lights, recess wall shelves and storage cupboard, radiator.

Kitchen

16'2" x 6'10" (4.92m x 2.08m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit with mixer tap and work tops over. plumbing for automatic washing machine, fitted five ring gas hob with extractor hood over and electric oven, combination microwave, space for American style fridge/freezer, Upvc double glazed window to side and rear elevations, partially tiled walls, laminate flooring, Upvc double glazed door to the rear and radiator.

FIRST FLOOR

Landing

Access to roof void.

Bedroom 1

10'9" x 13'11" (3.27m x 4.25m)

Two Upvc double glazed windows to front, recess wardrobe space, radiator.

Bedroom 2

12'10" x 8'9" (3.90m x 2.66m)

Upvc double glazed window to rear, recess wardrobe space, radiator.

Bathroom/WC

Contemporary and recently refitted in Grey and white with fitted shower cubicle and mixer shower, vanity wash hand basin, low level WC, partially tiled walls, Upvc double glazed window to the rear and heated towel rail.

OUTSIDE

Gardens

To the front is a forecourt garden with walkway and walled boundaries, whilst to the rear is a good sized garden with

decked patio area and walkways, large paved patio area to rear with Pergola fenced and walled boundaries, flower border, lawned garden area.

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.

