



## Hilton street, Newton, Hyde, SK14 4HZ

**Price £245,000**

Fantastic recently built (2021) three Bedroom semi detached family home, offering generously sized living accommodation and located in a quiet position in this popular part of Newton in the town of Hyde, ideally situated and close to all transport links including the M67 and M60 with local schools, amenities and within walking distance to Hyde Park. This individually designed property affords a fantastic sized plot with good sized gardens and parking for two vehicles and an early viewing is strongly recommended!

Constructed to a high specification and being fitted with stylish contemporary fittings this handsome property briefly comprises to the ground floor: Entrance Hall, cloakroom/WC, lounge, and an excellent sized fitted dining kitchen with patio doors to the rear garden and deep under stairs storage. To the first floor lies the three good sized bedrooms and a lovely contemporary fitted bathroom suite. The property is fully Upvc double glazed with composite front door and is gas central heated and comes with a 10 year structural warranty. To the outside the property has an astro lawned garden to the rear and patio area and as previously mentioned parking to the front for two vehicles.

Immaculate – Viewing Highly Recommend!

For Further Details - Please Contact Home Estate Agents - 0161 304 0000 Today!





## GROUND FLOOR

### Hall

Composite double glazed front door and window to side, stairs to the first floor, decorative tiled effect flooring and radiator.

### Cloakroom/WC

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

### Lounge

10'10" x 12'6" (3.31m x 3.81m)

Three double glazed windows, radiator.

### Kitchen/Dining Room

8'4" x 15'9" (2.53m x 4.80m)

Fitted with a matching range of Grey base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric oven below, space and plumbing for automatic washing machine, laminate wooden flooring, double glazed window to the rear, deep under stairs storage cupboard, inset ceiling spot lights, double glazed patio doors to the rear garden, dining area and radiator.

## FIRST FLOOR

### Landing

#### Bedroom 1

12'1" x 8'11" (3.69m x 2.71m)

Window to rear, radiator.

#### Bedroom 2

8'11" x 10'6" (2.71m x 3.19m)

Window to front, radiator.

#### Bedroom 3

7'3" x 8'11" (2.20m x 2.71m)

Window to front, radiator.

### Bathroom/WC

White coloured suite with I shaped panelled bath, mixer shower and shower screen, vanity wash hand basin, low level WC, double glazed window to rear and radiator.

## OUTSIDE

### Gardens & Driveway

To the outside the property has an astro lawned garden to the rear with fenced boundaries and paved patio area, whilst to the front is a double driveway, raised flower beds, fenced boundaries and gate to the rear garden.

## 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/herself 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.

