



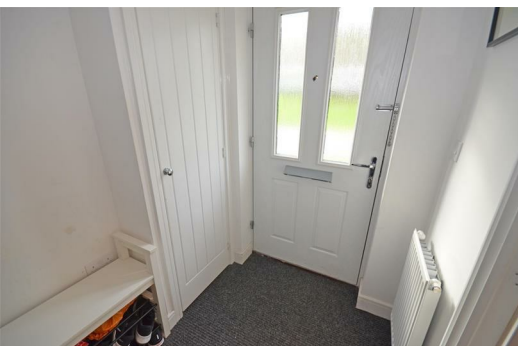
## Clarendon Road, Hyde, SK14 2LJ

**Price £295,000**

Immaculate and ready to move into is this fabulous freehold three bedroom three storey semi detached family home situated on this sought after development on Clarendon Road, Hyde, offering a wealth of nearby amenities and transport links and only a full personal inspection will fully reveal the property that is on offer.

The well planned accommodation has been well cared for by the present owners and is set over three floors and briefly comprises: To the ground floor, entrance way, cloakroom/WC, superb fitted dining kitchen with integrated appliances, superbly sized lounge to the rear with patio doors onto the rear garden. To the first floor there lies the second and third bedrooms and family bathroom/WC, whilst to the second floor lies the lovely sized master with en suite shower room. To the outside the property boasts a double driveway to the front and a good sized lawned garden to the rear. The property further benefits from Upvc double glazing and gas central heating ensuring that this family will appeal to even the most discerning of purchasers!

View Early to Avoid Disappointment!



## GROUND FLOOR

### Hall

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

### Lounge

11'4" x 13'11" (3.46m x 4.23m)

Upvc double glazed patio doors with windows to side and access to the rear garden, TV aerial point, radiator.

### Kitchen/Dining Room

17'3" x 10'3" (5.25m x 3.13m)

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 sink with drainer and mixer tap, fitted four ring gas hob with extractor hood above and electric double oven below, integrated dishwasher and washing machine, integrated fridge/freezer, double glazed window to front, decorative flooring, dining area, inset ceiling lights and radiator.

### Cloakroom/WC

Low level WC, corner pedestal wash hand basin, splash back tiling and radiator.

## FIRST FLOOR

### Landing

Upvc double glazed window to side and radiator.

### Bedroom 2

11'4" x 13'11" (3.46m x 4.23m)

Upvc double glazed window to rear, fitted recess wardrobes and storage cupboard, radiator.

### Bedroom 3

10'10" x 7'1" (3.30m x 2.15m)

Upvc double glazed window to front, radiator.

### Bathroom/WC

Fitted three piece suite in white comprising panelled bath with mixer shower over and shower screen, pedestal wash hand basin, low level WC, tiled floor and part tiled walls, heated towel rail.

### Landing

### Bedroom 1

22'1" x 13'11" (6.73m x 4.23m)

Upvc double glazed window to front and Velux skylight window to the rear, wall light points, access to eaves storage, radiator.

### En-suite Shower Room

Three piece suite comprising; Fitted shower cubicle with shower, pedestal wash hand basin, low level WC, tiled floor and part tiled walls, Velux skylight window, heated towel rail.

## OUTSIDE

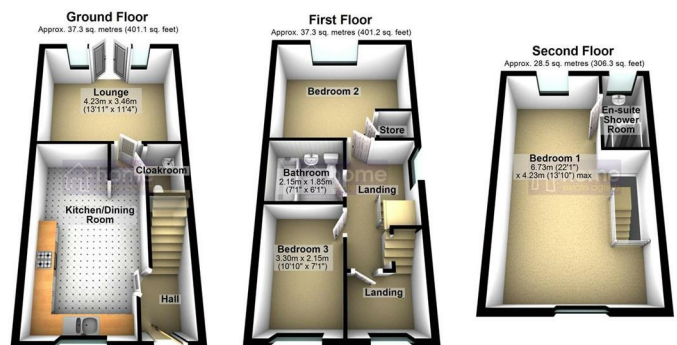
## Gardens & Driveway

To the front is a double tarmac driveway for the family vehicles, whilst to the rear is an excellent sized lawned garden with paved patio area and walkway to the side, fenced boundaries.

## 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. 103.0 sq. metres (1108.6 sq. feet)

