



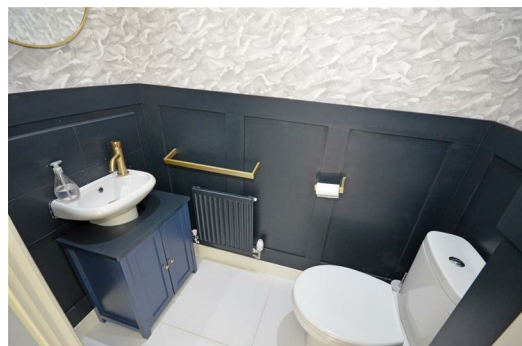
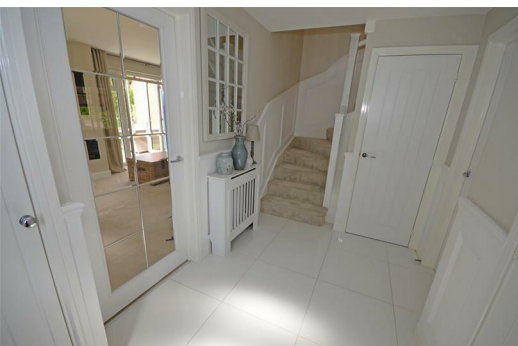
Chapman Avenue, Hyde, SK14 2AR

Offers over £395,000

Located on potentially one of the best plots on the development and simply immaculate is this extremely well presented four bedroom family sized detached property located on the ever popular Clarendon Road Development in Hyde offering ready to move into accommodation of which only a full personal inspection will fully reveal.

As previously mentioned the property is located in a sought after area and occupies an excellent sized plot with accommodation that briefly comprises: To the ground floor, Canopy entrance porch, entrance hallway, downstairs cloakroom, lovely bright and airy lounge with feature panelled and media wall with patio doors to the rear garden, large open plan family room/kitchen with integrated appliances and three double glazed windows flooding the room with light, with opening to the utility room. To the first floor there are four excellent sized bedrooms (master bedroom with en-suite shower room) and an excellent sized family bathroom/WC. To the outside the property lies on an excellent sized plot with parking for two/three vehicles, garage and lovely sized gardens with open aspect to woodland to the rear. The property also lies close to all local amenities, transport links, schools and benefits from double glazing and gas central heating thus ensuring that this property will appeal to even the most discerning of purchasers!.

Outstanding Property - Internal Viewing Highly Recommended!



GROUND FLOOR

Entrance Hall

Double glazed front door, ceramic tiled floor, feature wood panelled walls, stairs to the first floor with under stairs storage, glazed doors to lounge and open plan kitchen/dining room, door to cloakroom/WC and radiator.

Cloakroom/WC

Feature wood panelled walls, pedestal wash hand basin, low level WC, ceramic tiled floor and radiator.

Lounge

19'10" x 11'5" (6.04m x 3.49m)

Superbly sized lounge with feature wood panelled wall, media wall with integrated living flame effect fire, Upvc double glazed window to front, Upvc double glazed patio doors to the side patio area with windows to sides, inset ceiling spot lights, TV aerial point and radiator.

Open Plan Living/Kitchen & Dining Room

19'10" x 11'11" (6.04m x 3.62m)

Fantastic large and contemporary fitted dining kitchen with an extensive range of matching high gloss Cashmere base and wall units with LED kick plate light and incorporating a 1 1/4 single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above, electric double oven, integrated dishwasher, integrated fridge and freezer, inset ceiling spot lights, Three Upvc double glazed windows to the front and sides flooding the room with light, archway opening to the utility room, ceramic tiled floor, breakfast bar, part decorative wood panelled wall and radiators.

Utility Room

4'8" x 6'8" (1.43m x 2.03m)

Matching Cashmere coloured base units with plumbing for automatic washing machine, ceramic tiled floor, part decorative wood panelled wall double glazed door to rear and radiator.

FIRST FLOOR

Landing

Bright and airy landing with decorative wood panelled wall, radiator.

Bedroom 1

11'0" x 11'7" (3.36m x 3.54m)

Matching range of fitted wardrobes, Upvc double glazed window to side, decorative wood panelled wall, radiator.

En-suite Shower Room

Good sized fitted shower cubicle with mixer shower, pedestal wash hand basin, low level WC, tiled floors and walls, heated towel rail.

Bedroom 2

9'11" x 12'0" (3.01m x 3.66m)

Part decorative wood panelled wall, Upvc double glazed window to side, radiator.

Bedroom 3

9'10" x 10'2" (3.00m x 3.10m)

Upvc double glazed windows to the front and side elevations, radiator.

Bedroom 4

8'6" x 10'6" (2.58m x 3.19m)

Upvc double glazed window to front and radiator.

Bathroom/WC

Contemporary bathroom suite in white comprising panelled bath with mixer shower and shower screen, pedestal wash hand basin, low level WC, tiled

floor and walls, heated towel rail and Upvc double glazed window to the front.

OUTSIDE

Garage

15'3" x 8'4" (4.65m x 2.54m)

Up and over door, power and light, personal door to rear garden.

Gardens & Driveway

To the front is a garden area with Hornbeam hedging and paved walkways, gate to the rear garden which is tiered with excellent sized paved patio area with lovely views over woodland and an astro turfed area, raised flower bed, personal door to garage, lower garden area which is astro turfed with bark shaled area, fenced boundaries. to the rear of the property is a tarmacadam driveway providing parking for two/three vehicles and leads to the garage and side gate.

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.

