



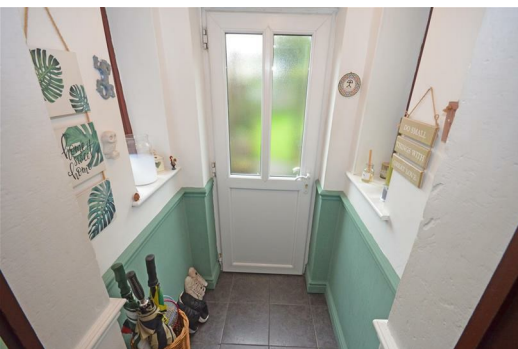
Swindells Street, Newton, Hyde, SK14 4TP

Offers over £280,000

Simply charming is this stunning four bedroom extended end stone period cottage, which has been sympathetically improved by the current owners whilst retaining lots of its original character and charm, and now provides a superb family home with the additional benefits of a lovely sized cottage garden with secure off road parking for two vehicles.

If you are looking for a character home with a difference and a convenient location then this wonderful home should be viewed, situated in a discreet location on a quiet cul de sac the well planned property has accommodation that briefly comprises: To the ground floor, entrance porch, entrance hallway, cosy bright and airy lounge with wood burner, dining room with open plan staircase to the first floor, superb fitted cottage style dining kitchen, utility room and bedroom four which offers versatility in its use and could either be a separate lounge or used as a granny/teenage flat with its adjacent contemporary shower room. To the first floor there are three good sized bedrooms and a fantastic bathroom suite. To the outside there is a garden to the front with a superbly sized lawned garden, decorative cobbled effect driveway offering secure parking for two vehicles. The property is further complemented by double glazing and gas central heating ensuring that the property will appeal to even the most discerning of purchasers .

A personal viewing of this property comes highly recommended in order to fully appreciate both the beautiful accommodation and the quiet location that is on offer.



GROUND FLOOR

Porch

Upvc double glazed front door, tiled floor, double glazed windows to both sides and door to hallway, dado rail.

Hallway

Wooden flooring, door to storage cupboard, dado rail, radiator.

Lounge

13'2" x 13'6" (4.02m x 4.12m)

Upvc double glazed window to side. feature brick fireplace with wood burner, TV aerial point, wooden flooring, beamed ceiling, wall light points, opening to dining room. radiator.

Dining Room

8'11" x 13'6" (2.72m x 4.12m)

Upvc double glazed window to side, feature window to hallway, wooden flooring, open plan stairs to the first floor, radiator.

Kitchen/Dining Room

12'6" x 13'6" (3.82m x 4.12m)

Immaculate cottage style fitted kitchen with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and granite work tops over, fitted five ring gas hob with extractor hood above, electric double oven, inset ceiling spot lights, partially tiled walls, wooden flooring, Upvc double glazed window to front and radiator.

Utility Room

4'8" x 10'3" (1.43m x 3.12m)

Fitted work top, plumbing and space for an automatic washing machine, Upvc double glazed door to the rear garden, gas central heating boiler, wood flooring, part glazed door to bedroom four and door to the downstairs shower room.

Bedroom 4/Second Lounge/Versatile

13'6" x 10'6" (4.12m x 3.19m)

Flooded with light via the three Upvc double glazed windows, wall light points, wooden flooring, access to roof void, TV aerial point, Upvc double glazed door to side and radiator.

Shower Room

Upvc double glazed window to side, fitted shower cubicle with mixer shower, pedestal wash hand basin, low level WC, wet room tiled flooring, tiled walls and heated towel rail.

FIRST FLOOR

Landing

Large landing area providing potential for small office area and access to roof void.

Bedroom 1

10'7" x 13'6" (3.23m x 4.12m)

Two Upvc double glazed windows flooding the room with light, matching range of fitted wardrobes and drawer units, TV aerial point and radiator.

Bedroom 2

14'0" x 6'11" (4.27m x 2.12m)

Upvc double glazed window, recess/eave storage area, TV aerial point and radiator.

Bedroom 3

14'4" x 6'3" (4.37m x 1.90m)

Upvc double glazed window and radiator.

Bathroom/WC

Excellent sized contemporary bathroom suite in white with I shaped panelled bath with mixer shower and shower screen, pedestal wash hand basin, low level WC, decorative flooring, tiled walls, inset ceiling spot lights, Upvc double glazed window and heated towel rail.

OUTSIDE

Gardens & Driveway

The secure driveway to the front with large metal gate leads to a decorative cobbled style imprinted concrete driveway providing parking for two vehicles with seating areas, the excellent sized cottage style garden provides a high degree of privacy and is laid mainly to lawn with walled and fenced boundaries, paved patio, flower and herbaceous borders, cherry, pear, plum, apple and fig trees and greenhouses.

DISCLAIMER

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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.

