



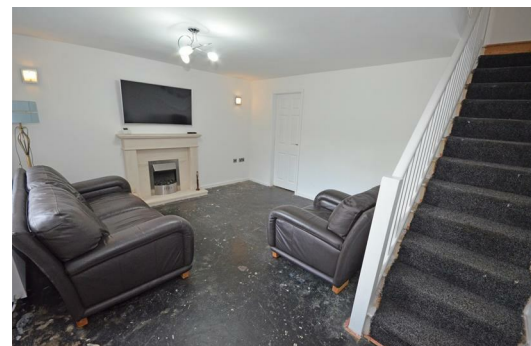
Gainsborough Walk, Newton, Hyde, SK14 4JN

Offers in the region of £200,000

Offered for sale Chain Free! is this this immaculate three bedroom mid mews property offering ready to move into accommodation and ideally located in a popular area, close to schools, local amenities and transport links with only a full personal inspection fully revealing the quality of accommodation that is on offer.

The well planned and deceptively spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: To the ground floor entrance porch, lovely bright and airy lounge, excellent sized fitted dining kitchen with direct access to the great sized rear garden. Whilst to the first floor there are three good sized bedrooms and family bathroom/WC. To the outside there are good sized gardens to the front and rear with a garage located 100 yards away and ample additional parking in the local vicinity. The property is located in a quiet location and is sure to appeal to even the most discerning of purchasers!

Impressive Property - Viewing Highly Recommended!.



GROUND FLOOR

Porch

Upvc double glazed front door, Upvc double glazed window to front & side, fitted storage cupboard and door to lounge.

Lounge

13'0" x 15'3" (3.97m x 4.64m)

Upvc double glazed window to front, fitted feature fire surround with fire inset, open plan staircase to the first floor with under stairs storage, TV aerial point, wall light points and radiator.

Kitchen/Dining Room

10'0" x 15'3" (3.05m x 4.64m)

Impressive fitted kitchen with a matching range of base and wall units with work surfaces over with inset sink and drainer with mixer tap, built in double oven, fitted four ring electric hob with extractor hood over, integrated fridge & freezer, integrated dishwasher, plumbing and space for automatic washing machine, inset ceiling downlights, part tiled walls, Upvc double glazed patio doors to the rear garden, Upvc double glazed window to the rear and radiator.

FIRST FLOOR

Landing

Access to roof void.

Bedroom 1

13'1" x 8'8" (3.98m x 2.64m)

Upvc double glazed window to front, TV aerial point, radiator.

Bedroom 2

10'0" x 8'10" (3.04m x 2.68m)

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

Bedroom 3

10'2" x 6'3" (3.11m x 1.90m)

Upvc double glazed window to front, storage cupboard and radiator.

Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with mixer shower over, pedestal wash hand basin, low level WC, Upvc double glazed window to rear, tiled walls and radiator.

OUTSIDE

Garage

15'3 x 8'5 (4.65m x 2.57m)

Up & Over Door

Gardens

To the front is a lawned garden with flower borders, fenced &

walled boundaries, whilst to the rear is a lovely sized lawned garden with patio area, gate to the rear and fenced and walled boundaries.

Private garage

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.

