



Chestnut Grove, Newton, Hyde, SK14 4GS

Offers in the region of £460,000

Impressive is the best way to describe this fantastic four bedroom detached property located on a popular and quiet cul de sac providing superb family sized accommodation of which only a full personal inspection will fully reveal the size and quality of property 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: Lovely sized Entrance hallway with downstairs cloakroom, superbly sized lounge, home office/study opening to the sitting room with patio doors to the landscaped rear garden, a great sized family sized fitted dining kitchen with utility area completes the ground floor. To the first floor there are four excellent sized bedrooms with the main bedroom having an en-suite shower room and a lovely family bathroom/WC with rain shower. The property further benefits from a driveway to the front, good sized sunny landscaped garden to the rear with patio area and astro turf lawned gardens. The property further benefits from double glazing and gas central heating and is ideally located in a sought after area of Hyde, close to local schools, amenities, transport links and Dukinfield Golf Club.

Fantastic Family Sized Living Accommodation - View Early To Avoid Disappointment!



GROUND FLOOR

Entrance Hall

Composite double glazed front door, double glazed window to side, decorative wooden flooring, two radiators, stairs to the first floor with under stairs storage cupboard.

Cloakroom/WC

Two piece suite in white comprising of a pedestal wash hand basin and low level WC, part tiled walls, tiled floor and radiator.

Living Room

19'6" x 18'5" (5.95m x 5.61m)

Impressive sized living room with two large double glazed windows to side flooding the room with light, TV aerial point and two radiators.

Sitting Room

10'6" x 10'10" (3.21m x 3.29m)

French style patio doors leading to rear garden, TV aerial point, decorative wooden flooring and radiator.

Office/Study

9'1" x 10'10" (2.78m x 3.29m)

Double glazed bay window to front, fitted window/storage seat, fitted desk and radiator.

Kitchen/Dining Room

20'0" x 17'10" (6.09m x 5.44m)

Excellent sized kitchen or family room and fitted with a matching range of base and eye level units with worktop space over, sink with drainer, mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, built-in eye level double oven, built-in hob with extractor hood over, microwave, two double glazed windows to rear, radiator, open plan to the utility area, dining area and Upvc double glazed patio double doors to the side and radiators.

Utility Area

5'7" x 6'4" (1.71m x 1.92m)

Fitted with a matching range of base units, inset sink and drainer with mixer tap, tiled splashbacks, integrated washing machine and tumble dryer, double glazed window to side.

FIRST FLOOR

Landing

Bedroom 1

13'9" x 10'10" (4.18m x 3.29m)

Double glazed window to front, radiator, built-in wardrobes, drawer and bedside units, ceiling light fan and radiator.

En-suite Shower Room/WC

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

Bedroom 2

9'1" x 14'8" (2.78m x 4.46m)

Excellent sized room with two double glazed windows to front, radiator and built-in bedroom furniture.

Bedroom 3

10'6" x 8'0" (3.21m x 2.43m)

Double glazed window to rear, radiator and built-in bedroom furniture.

Bedroom 4

6'8" x 7'11" (2.03m x 2.41m)

Double glazed window to rear, radiator.

Family Bathroom/WC

6'8" x 6'8" (2.03m x 2.02m)

Impressive three piece suite comprising bath with rain shower over and shower screen, vanity wash hand basin, low level WC, partially tiled walls, double glazed window to rear, decorative heated towel rail.

OUTSIDE

Gardens

To the front is a tarmac driveway providing parking for two/three vehicles, astro turf lawned area, shaled area and gate to the side leading to the excellent sized, private and sunny landscaped garden with imprinted concrete patio area, paved patio area, astro turf lawned garden, fenced boundaries, access via bot side elevations.

DISCLAIMER

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