



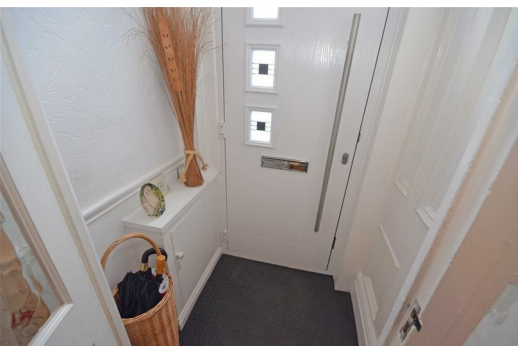
Lodge Lane, Hyde, SK14 4JU

Offers over £210,000

Immaculate and ready to move into is this impressive extended three bedroom period mid terraced property offering fantastic sized accommodation of which only a full personal inspection will fully reveal.

Being ideal for the first time buyer or the growing family this property not only offers fantastically sized accommodation but also a forecourt garden to the front and a good sized garden to the rear with spacious well planned accommodation which has been well cared for and much improved by the present owner and is ideally located within walking distance of Hyde Park, the Town Centre, the M67 motorway and all local amenities. The well planned accommodation briefly comprises: To the ground floor, entrance porch, lovely entrance hallway, spacious living room with large bay window, bright and airy dining room and a fitted dining kitchen. To the first floor there is an excellent sized landing area, three excellent sized bedrooms and a large four piece family bathroom/WC. To the outside the property benefits from a forecourt garden to the front, and a good sized garden to the rear. The property is gas central heated and double glazed and is sure to appeal to even the most discerning of purchasers.

Immaculate throughout - View early to avoid disappointment!



GROUND FLOOR

Porch

Composite double glazed front door, meter cupboard, half glazed door to hallway.

Hall

Wooden flooring, stairs to the first floor, dado rail, ceiling cornices and radiator.

Lounge

14'7" x 11'6" (4.45m x 3.50m)

Excellent sized room with Upvc double glazed box bay window to the front, fitted feature fire surround with fire inset, dado rail, picture rail, ceiling cornices, wooden flooring, TV aerial point, radiator.

Dining Room

13'0" x 16'1" (3.95m x 4.89m)

Lovely bright and airy room with Upvc double glazed patio doors to the rear garden, wooden floor, dado rail, fitted feature fire surround with fire inset, under stairs storage cupboard, door to kitchen, dado rail and radiator.

Kitchen

13'0" x 6'9" (3.95m x 2.05m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer stainless steel sink unit and work tops over, plumbing for automatic washing machine, fitted four ring gas hob with extractor hood above and electric oven below, wine rack, space for fridge freezer, double glazed window to the side, Upvc double glazed door to the rear, gas central heating boiler, plumbed for dishwasher.

FIRST FLOOR

Landing

Great sized landing area with doors to all rooms.

Bedroom 1

14'5" x 9'10" (4.40m x 3.00m)

Matching range of fitted wardrobes, top boxes, bedside and drawer units, wooden flooring, Upvc double glazed window to front, radiator.

Bedroom 2

10'4" x 9'8" (3.15m x 2.95m)

Upvc double glazed window to rear, wooden flooring and radiator.

Bedroom 3

14'5" x 5'11" (4.40m x 1.80m)

Upvc double glazed window to front, wooden flooring and radiator.

Bathroom/WC

Great sized bathroom with four piece suite in white comprising: Roll top bath with central taps, fitted shower cubicle with shower, pedestal wash hand basin, low level WC, Upvc double glazed window to rear, storage cupboard and radiator.

OUTSIDE

Gardens

To the front is a forecourt garden with walled boundaries, wrought iron gate and paved flooring. Whilst to the rear is a lovely garden area with astro turf lawned area, paved area, walled boundaries and gate to communal area.

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/herself 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.

