



## Peak Forest Close, Hyde, SK14 4XD

### Offers over £250,000

Immaculate and ready to move into is this recently built three bedroom semi detached property located on a quiet cul de sac just off the main Peak Forest Close, and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared and improved by the present owners and briefly comprises: To the ground floor entrance hallway, downstairs cloakroom/WC, lounge, large bright and airy fitted dining kitchen with some integrated appliances, whilst to the first floor there are three good sized bedrooms (master bedroom having en suite shower room) and a family bathroom/WC. To the outside the property has gardens to the front and rear with the rear garden having a fantastic landscaped with Ceramic tiled patio area and astro turfed lawned garden and enjoys a lovely sunny aspect, whilst the front garden provides parking for two vehicles. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Located in a Quiet Cul de Sac position - Viewing Highly Recommended!



## GROUND FLOOR

### Hall

Composite double glazed front door, doors to the lounge and cloakroom, radiator.

### Cloakroom/WC

Pedestal wash hand basin, low level WC and radiator.

### Lounge

15'11" x 15'8" (4.84m x 4.78m)

Upvc double glazed window to front elevation, door to entrance hall, stairs providing access to the first floor, TV aerial point and radiator.

### Kitchen/Dining Room

11'2" x 15'8" (3.40m x 4.78m)

Fitted with a matching range of base and wall units in grey incorporating a 1 1/4 single drainer stainless steel sink unit and worktops over, fitted four ring gas hob with extractor hood above and electric double oven below, integrated fridge/freezer, space and plumbing for automatic washing machine, lighting above dining area, Upvc double glazed patio doors and windows to the rear garden and radiator.

## FIRST FLOOR

### Landing

Access to roof void and storage cupboard.

### Bedroom 1

10'8" x 11'4" (3.25m x 3.46m)

Upvc double glazed window to the rear, fitted wardrobe with sliding doors and radiator.

### En-suite Shower Room/WC

Fitted shower cubicle with shower, pedestal wash hand basin, low level WC, part tiled walls, Upvc double glazed window to side and heated towel rail.

### Bedroom 2

10'0" x 8'7" (3.05m x 2.62m)

Upvc double glazed window to the front and radiator.

### Bedroom 3

6'7" x 6'9" (2.00m x 2.06m)

Upvc double glazed window to the front and radiator.

### Bathroom/WC

White fitted bathroom suite with panelled bath, pedestal wash hand basin, low level WC, part tiled walls, Upvc double glazed window to the side elevation and heated towel rail.

## OUTSIDE

## Gardens & Driveway

To the outside the property boasts a driveway for two vehicles to the front and an excellent sized landscaped rear garden enjoying a lovely sunny aspect with astro turfed lawned garden, ceramic tiled patio area, recess for timber shed and bin storage, fenced boundaries and patio area, access to the front via side gate and walkway.

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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.

