

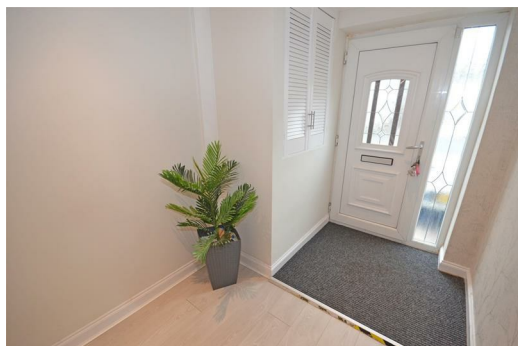
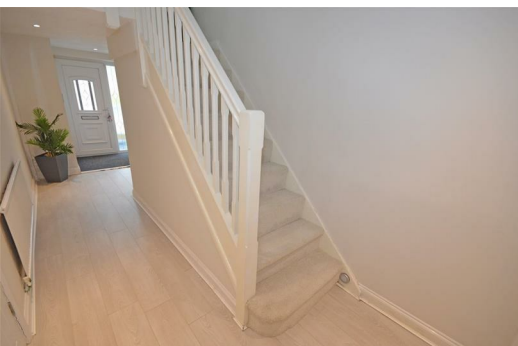


**Ash Tree Road, Newton, Hyde, SK14 4EN**  
**Offers in the region of £278,000**

Fabulously spacious is this four bedroom three storey family home offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned accommodation is set over three floors and is ideally located in a sought after Newton location and briefly comprises: To the ground floor, entrance hallway, cloakroom/WC, home office/study room and a fantastic sized bedroom four. To the first floor there is a bright and airy large open plan family lounge and a contemporary fitted dining/breakfast kitchen with direct access to rear garden. To the second floor there are three good sized bedrooms and a modern fitted family bathroom/WC. Externally to the rear is a split level garden, whilst to the front of the property there is an decorative imprinted concrete providing parking for three vehicles. The property further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Viewings are essential to fully appreciate this immaculate & spacious family home.



## GROUND FLOOR

### Entrance Hall

Upvc double glazed front door, stairs to the first floor with under stairs storage, laminate wooden floor, inset ceiling spot lights, storage cupboard housing gas central heating boiler and radiator.

### Cloakroom

Low level WC, wall mounted wash hand basin, tiled walls, wooden flooring.

### Office/Study

6'9" x 11'1" (2.06m x 3.39m)

Excellent sized room with inset ceiling spot lights, laminate wooden floor.

### Bedroom 4

21'2" x 8'2" (6.45m x 2.48m)

Great sized bedroom with Upvc double glazed window to front, TV aerial point and radiator.

## FIRST FLOOR

### Lounge

21'11" x 14'10" (6.69m x 4.53m)

Lovely large bright and airy room with Upvc double glazed window to front, stairs to the ground and first floors, open plan with long range views, fitted feature fire surround with fire inset, ceiling cornices, TV aerial point, laminate wooden floor and radiators.

### Kitchen/Breakfast Room

10'10" x 14'10" (3.31m x 4.53m)

Contemporary fitted with a matching range of base and eye level units with single drainer sink unit and worktop space over, integrated fridge/freezer, integrated dishwasher, built-in electric double oven, built-in electric hob with extractor hood over, Upvc double glazed window to rear, Upvc double glazed door to the rear garden, laminate wooden floor, breakfast bar and radiator.

## SECOND FLOOR

### Landing

Access to roof void

### Bedroom 1

16'2" x 8'4" (4.94m x 2.55m)

Upvc double glazed window to front with views and radiator.

### Bedroom 2

11'5" x 8'4" (3.48m x 2.55m)

Upvc double glazed window to rear, laminate wooden floor and radiator.

### Bedroom 3

10'4" x 6'6" (3.16m x 1.99m)

Upvc double glazed window to front with views, laminate wooden floor and radiator.

### Bathroom/WC

Contemporary fitted bathroom suite in white with I shaped panelled

bath with shower attachment over and shower screen, pedestal wash hand basin, low level WC, tiled floor and walls, Upvc double glazed window to rear and heated towel rail.

## OUTSIDE

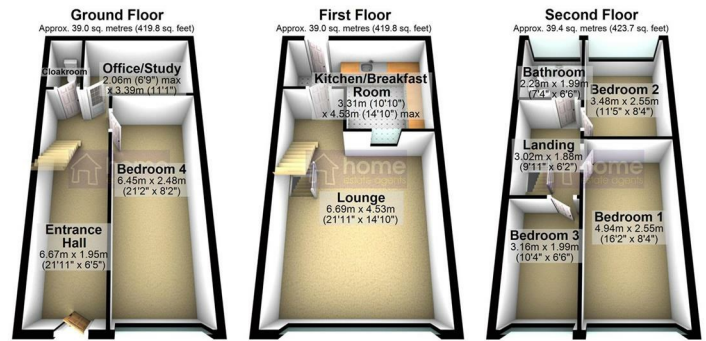
### Gardens & Driveway

Externally to the rear is a large split level garden with decorative imprinted patio area, two further tiers with fenced boundaries and a gate to the rear, whilst to the front of the property there is a decorative imprinted concrete providing parking for three vehicles.

## 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.



Total area: approx. 117.4 sq. metres (1263.4 sq. feet)

