



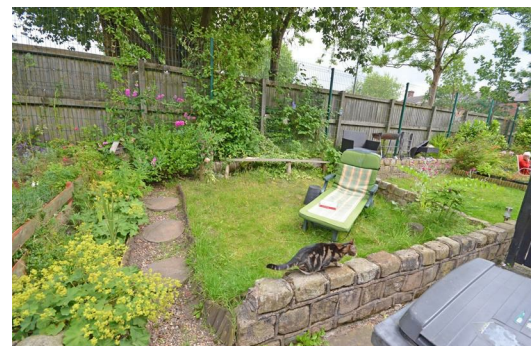
Gair Street, Flowery Field, Hyde, SK14 4SB

Price £175,000

Located on a quiet and popular cul de sac location is this characterful, family sized, three bedroom middle terraced property offering fantastic living accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for by the present owners and briefly comprises: To the ground floor, entrance porch, superb bright and airy lounge and a fitted dining kitchen with separate utility room. To the first floor there is a spacious landing, three double bedrooms and a bathroom/WC. To the outside there is a garden to the rear split in two with paved garden and, communal walkway and separate lawned garden, to the front is parking area for one car. The property is double glazed and central heated and is ideally located in a popular residential area a stone's throw from Hype Park and within walking distance to Hyde town centre with all its amenities and transport links.

View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Front door and glazed door to lounge.

Lounge

13'11" x 16'5" (4.23m x 5.01m)

Double glazed window to front, fitted feature fire surround with living flame fire inset, laminate wooden floor, TV aerial point, ceiling cornices, meter cupboard and radiator.

Inner Hallway

Stairs to the first floor and doors to lounge and dining kitchen.

Kitchen/Dining Room

9'4" x 12'9" (2.84m x 3.88m)

Fitted kitchen with a range of matching base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric cooker below, plumbing and space for dishwasher, space for fridge freezer, tiled splash backs, tiled floor, Upvc double glazed window to the rear, ceiling cornices, door to the rear garden and radiator.

Utility Room

12'9" x 3'8" (3.89m x 1.13m)

Plumbing and space for automatic washing machine.

FIRST FLOOR

Landing

Bedroom 1

13'11" x 8'0" (4.23m x 2.43m)

Double glazed window to front, recess over stairs storage, radiator.

Bedroom 2

9'2" x 9'9" (2.79m x 2.97m)

Double glazed window to rear, radiator.

Bedroom 3

10'10" x 8'6" (3.30m x 2.58m)

Double glazed window to front, radiator.

Bathroom/WC

Fitted bathroom suite in white with panelled bath and shower over, pedestal wash hand basin, low level WC, window to rear, radiator.

OUTSIDE

Gardens & Parking

To the outside there is a garden to the rear split in two with paved garden and, communal walkway and separate lawned garden, to the front is parking area for one car.

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.

