



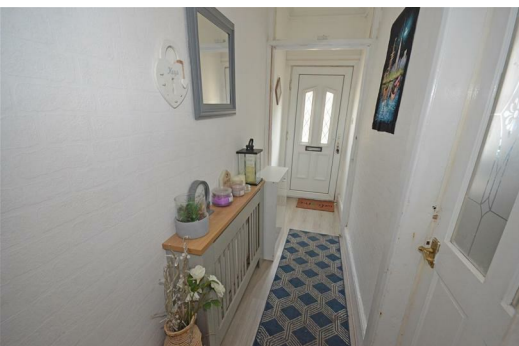
Old Road, Flowery Field, Hyde, SK14 4SP

Offers in the region of £175,000

Located within walking distance to Hyde Park this this deceptively spacious three bedroom, two reception room extended middle terraced property offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation briefly comprises: To the ground floor entrance hall, lounge, separate dining room and a fitted kitchen with door to the rear garden. Whilst to the first floor there are three good sized bedrooms, an excellent sized loft and a bathroom/WC. The property has a small enclosed garden area to the rear and further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Chain Free - View Early To Avoid Disappointment!



GROUND FLOOR

Hall

Upvc double glazed front door, under stairs storage, wooden flooring and radiator.

Dining Room

11'10" x 11'5" (3.61m x 3.49m)

Upvc double glazed window to front, sliding doors to lounge, wooden flooring, radiator.

Lounge

14'9" x 12'5" (4.50m x 3.78m)

Upvc double glazed window to rear, wooden flooring, TV aerial point, radiator.

Kitchen

14'8" x 6'7" (4.47m x 2.00m)

Fitted with a matching range of base and wall units with work tops over, 1 1/4 single drainer stainless steel sink with mixer tap, in built electric oven with four ring gas hob and extractor hood, space for fridge/freezer, two Upvc double glazed windows to side and rear, wooden flooring, radiator, part tiled walls, Upvc double glazed door to side elevation.

FIRST FLOOR

Landing

Access to partially board loft via pull down ladder.

Bedroom 1

14'9" x 8'6" (4.50m x 2.60m)

Upvc double glazed window to rear, radiator.

Bedroom 2

11'10" x 8'6" (3.61m x 2.60m)

Upvc double glazed window to front, radiator.

Bedroom 3

8'6" x 6'10" (2.60m x 2.09m)

Upvc double glazed window to front, radiator.

Bathroom/WC

White suite comprising panelled bath, pedestal wash hand basin, low level WC and heated towel rail.

OUTSIDE

Garden

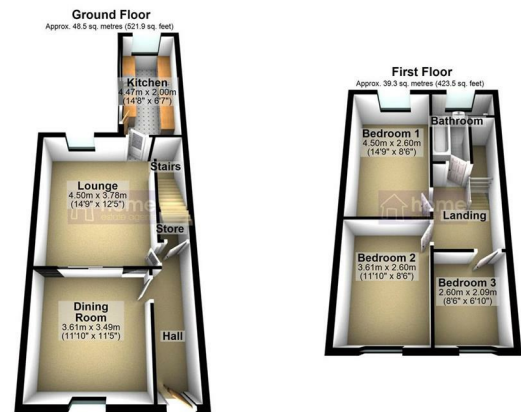
Small garden area to rear with walled boundaries and gate to communal walkway.

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.



Total area: approx. 87.8 sq. metres (945.3 sq. feet)

