



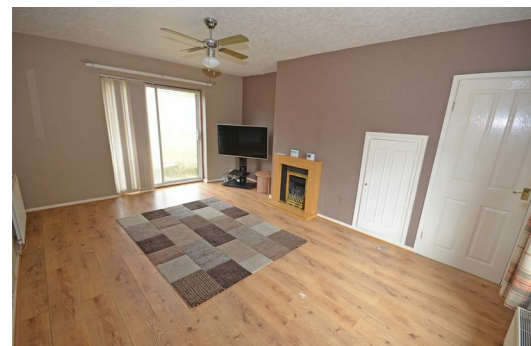
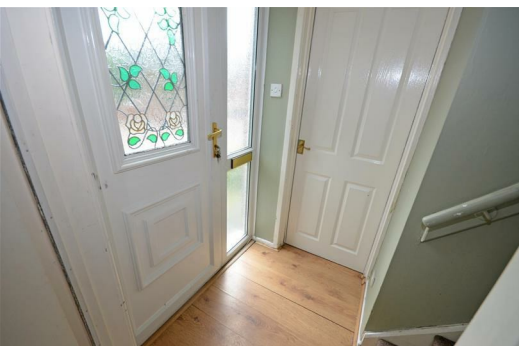
## Repton Avenue, Newton, Hyde, SK14 2LG

**Offers in the region of £189,999**

Offered for sale "Chain Free" is this family sized three bedroom quasi semi detached property occupying an elevated position on a large corner plot in this popular residential location.

The well planned and spacious accommodation briefly comprises: To the ground floor entrance hallway, lounge with patio doors to the rear garden and a fitted dining kitchen, whilst to the first floor there are three good sized bedrooms and bathroom/WC. To the outside the property has large gardens to three sides and is further complemented by double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Chain Free - Viewing Highly Recommended!



## GROUND FLOOR

### Entrance Hall

Upvc double glazed door to front, laminate wooden floor, stairs to first floor

### Lounge

17'0" x 17'5" (5.17m x 5.31m)

Upvc double glazed window to front, feature fireplace and surround with inset Living Flame inset gas fire, laminate flooring, radiator, under stairs storage, patio doors to rear garden.

### Kitchen/Dining Room

17'0" x 9'11" (5.17m x 3.02m)

Upvc double glazed windows to the front, rear and side elevations, fitted with a matching range of base and eye level units incorporating a single drainer stainless steel sink unit and work tops over, tiled splashbacks, fitted four ring gas hob with extractor hood above and electric oven below, space for fridge/freezer, plumbing and space for automatic washing machine, tiled floor, Upvc double glazed door to the rear garden and radiator.

## FIRST FLOOR

### Landing

Upvc double glazed window to the rear.

### Bedroom 1

9'11" x 14'2" (3.02m x 4.33m)

Upvc double glazed window to the front, recess storage cupboard, radiator.

### Bedroom 2

11'6" x 9'11" (3.50m x 3.02m)

Upvc double glazed window to the front, recess storage cupboard and radiator.

### Bedroom 3

6'9" x 9'10" (2.05m x 3.00m)

Upvc double glazed window to the rear, storage cupboard with gas central heating boiler, radiator.

### Bathroom/WC

Two Upvc double glazed windows to the rear, white coloured suite comprising I shaped panelled bath with mixer shower over and shower screen, pedestal wash hand basin, low level WC.

## OUTSIDE

### Gardens

To the front, side and rear are large lawned gardens, with fenced boundaries to the rear.

## 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.

