



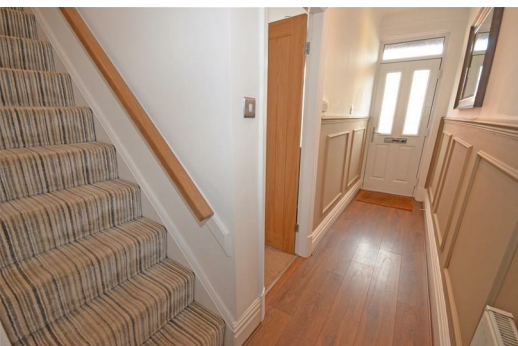
## Bedford Avenue, Hyde, SK14 2LB

**Offers over £235,000**

Home Estate Agents are pleased to offer for sale this fantastic two/three bedroom extended mid terraced property offering larger than average accommodation with further potential provided by a substantial basement area and offers ready to move into accommodation of which only a full personal inspection will reveal.

The well planned and deceptively spacious property has been extremely well cared for and improved by the present owners and is certainly a credit to them with accommodation that briefly comprises: To the ground floor, entrance hallway, lounge, separate dining and impressive fitted kitchen to the ground floor, whilst to the first floor there are two/three good sized bedrooms and a modern bathroom/WC. As previously mentioned the property has a large basement area which currently is used as a utility room, but provides potential for further accommodation if required. To the outside the property has gardens to the front and rear, with the rear garden being of great size with a sheltered pergola for sitting out on those warm evenings. 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.

Impressive Property Throughout - View Early to Avoid Disappointment!



## GROUND FLOOR

### Entrance Hallway

Composite double glazed front door, decorative panelled effect walling with dado rail, stairs to the first floor, oak door to lounge and glazed door to dining room.

### Lounge

10'8" x 10'5" (3.25m x 3.18m)

Upvc double glazed bay window to front, recess fireplace with wooden mantle and multi fuel wood burner fire, TV aerial point, fitted recess storage cupboards, fitted shelving, ceiling cornices and radiator.

### Dining Room

13'0" x 14'0" (3.95m x 4.26m)

Upvc double glazed patio doors to the rear garden, rustic feature exposed wall, wooden flooring, oak door to under stairs storage cupboard, ceiling cornices, inset ceiling spot lights, glazed doors to entrance hallway and kitchen and radiator.

### Kitchen

12'8" x 6'9" (3.87m x 2.06m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit with mixer tap and work tops over. Plumbing for dishwasher, fitted four ring gas hob with extractor hood over and electric double oven below, integrated fridge/freezer, Upvc double glazed window to side elevation rear. Partially tiled walls. tiled floor.

## BASEMENT

Utility area, fitted base unit with 1 1/4 single drainer sink unit, plumbing for automatic washing machine, window to rear, Upvc double glazed door, gas central heating boiler.

### Utility Room

12'8" x 6'9" (3.87m x 2.06m)

Utility area, fitted base unit with 1 1/4 single drainer sink unit, plumbing for automatic washing machine, window to rear, Upvc double glazed door, gas central heating boiler.

### Basement Area

Excellent storage space or potential to convert if required.

## FIRST FLOOR

### Landing

Oak doors to all rooms.

### Bedroom 1

13'0" x 8'8" (3.95m x 2.65m)

Upvc double glazed window to rear, decorative panelled wall, radiator.

### Bedroom 2

10'8" x 7'11" (3.25m x 2.41m)

Upvc double glazed window to front, radiator.

### Bedroom

10'8" x 5'9" (3.25m x 1.76m)

Currently used as a dressing room but could easily be utilised as an occasional bedroom, Upvc double glazed window to front, stripped and painted wooden floor.

### Bathroom

White coloured suite comprising panelled bath with shower over and shower screens, wall mounted wash hand basin. Low level WC. Upvc double glazed window to rear. tiled walls and floor. Heated towel rail.

## OUTSIDE

## Gardens

To the front is a good sized garden being predominantly block paved with walled boundaries and wrought iron gate, flower borders, readily available parking to the front. Whilst to the rear is a lovely sized garden being laid mainly to lawn with elevated paved patio area from the dining room, on the lower paved patio area is an excellent sized covered pergola for use even in adverse weather, fenced boundaries and gate 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.

