



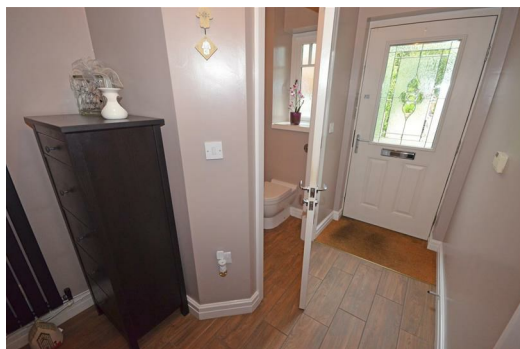
Edgeworth Row, Off Stansfield Road, Hyde, SK14 4GG

Offers over £245,000

NO CHAINImmaculately presented is this modern three bedroom, three storey semi detached property situated on a popular development in Hyde located in a quiet tucked away position just off Stansfield Road and offers family sized accommodation of which only a full personal inspection will fully reveal.

As previously stated the property is ideally located on a quiet cul de sac off the main Stansfield Road this property comes to the market in "ready to move into" condition with well planned and spacious accommodation that briefly comprises: To the ground floor is the Entrance hallway with cloakroom/WC, lovely bright and airy lounge opening to the excellent sized fitted dining kitchen with patio doors to the landscaped rear garden. The first floor comprises of the master bedroom with fitted wardrobes and en suite shower room, bedroom three and a family bathroom/WC, whilst to the second floor lies the second bedroom again with fitted wardrobes and sky light window. Externally the property benefits from off road parking to the front for four vehicles with a lovely not overlooked enclosed landscaped garden to the rear. The property is double glazed with a Hive system central heating system and CCTV

Immaculate throughout - Viewing highly recommended!



GROUND FLOOR

Hallway

Composite double glazed front door, tiled flooring, stairs to the first floor, door to cloakroom/WC, radiator.

Cloakroom/WC

Double glazed window to front, tiled floor, wall mounted wash hand basin, low level WC and radiator.

Living Room

15'1" x 11'9" (4.60m x 3.59m)

Double glazed bay window to front, Oak wooden flooring, TV aerial pint, archway to fitted dining kitchen, under stairs storage cupboard, radiator.

Kitchen/Dining Room

8'8" x 15'4" (2.64m x 4.67m)

Fitted with a matching range of base and eye level units incorporating a single drainer stainless steel sink unit and work tops over, fitted four ring electric hob with stainless steel extractor hood over and electric oven below, integrated fridge and freezer, integrated washing machine, double glazed patio doors to the landscaped rear garden, double glazed window to rear, inset ceiling spot lights, tiled floor and radiator.

FIRST FLOOR

Landing

Stairs to second floor

Bedroom 1

14'8" x 9'2" (4.47m x 2.79m)

Double glazed window to front, fitted with a matching range of wardrobes and drawers units, door to en suite shower room, radiator.

En-suite Shower Room

Double glazed window to front, corner fitted shower cubicle with mixer shower, wall mounted wash hand basin, low level WC, heated towel rail.

Bedroom 3

9'4" x 8'7" (2.84m x 2.62m)

Double glazed window to rear and radiator.

Bathroom/WC

Contemporary fitted bathroom suite with panelled bath with shower over and shower screen, wall mounted wash hand basin, low level WC, part tiled walls, double glazed window to rear, heated towel rail.

SECOND FLOOR

Landing

Bedroom 2

13'5" x 11'7" (4.09m x 3.53m)

Velux double glazed window to front, fitted with a matching range of wardrobes and drawer and bedside units, access to eaves storage and radiator.

OUTSIDE

Gardens & Driveway

Externally the property benefits from off road parking to the front for four vehicles with a lovely not overlooked enclosed landscaped garden 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/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.

