



Hillary Road
Newton, Hyde, SK14 4EA

Price £260,000

Home Estate Agents are pleased to offer for sale this fantastic three/potentially four bedroom extended semi detached Dorma bungalow offering family sized accommodation offering ready to move into accommodation of which only a full personal inspection will fully reveal.

Offering extremely versatile accommodation this family home has been well cared for and is certainly a credit to the current owner with well planned accommodation that briefly comprises: To the ground floor, entrance porch, entrance hallway, lounge, dining room/bedroom three, fitted dining kitchen with sun room off, a study/dining room or potential bedroom four and bathroom/WC. To the first floor there are two good sized bedrooms a shower room and a convenient storage room. To the outside the property boasts excellent sized gardens to the front, side and rear with block paved driveway to the front and side providing potential parking for three vehicles and leads to the detached garage. The property is Upvc double glazed and central heated and only a full personal inspection will fully reveal the quality of accommodation that is on offer.

AN OPPORTUNITY NOT TO BE MISSED - VIEW TODAY!

If you are interested in viewing this property, please give us a call on 0161 304 0000 or email us at sales@homeea.co.uk??



GROUND FLOOR

Porch

Door to side, door leading to:

Hall

Doors leading to:

Lounge 14'8" x 11'11" (4.46m x 3.63m)

Double glazed window to front, radiator, feature fireplace with inset living flame effect fire.

Dining Room/Bedroom 3 12'5" x 11'11" (3.78m x 3.63m)

Radiator.

Dining Kitchen 11'11" x 8'11" (3.63m x 2.73m)

Fitted with a matching range of base and eye-level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, double glazed window to rear, radiator, open plan to sun room.

Study/Home Office/Bedroom 4 11'4" x 8'11" (3.45m x 2.73m)

Double glazed window to front, radiator.

Sun Room 10'4" x 5'4" (3.16 x 1.64)

Double glazed window to rear, radiator, door leading out to rear garden.

Bathroom/WC

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, tiled walls.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 8'3" x 15'3" (2.52m x 4.64m)

Double glazed window to rear, radiator.

Bedroom 2 9'9" x 11'9" (2.98m x 3.57m)

Double glazed window to front, radiator.

Storage Room 6'9" x 6'0" (2.07m x 1.82m)

Double glazed velux window.

Shower Room

Three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC, tiled walls.

OUTSIDE

Garage

Up and over door.

Gardens & Driveway

The property boasts excellent sized gardens to the front, side and rear with block paved driveway to the front and side providing potential parking for three vehicles and leads to the detached garage.

DISCLAIMER

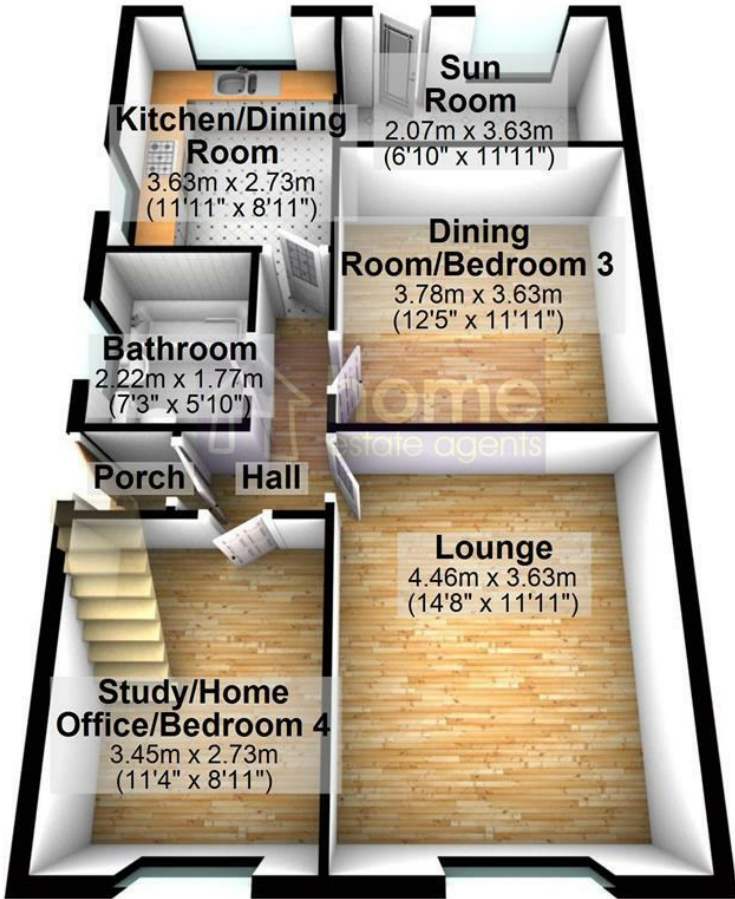
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		