

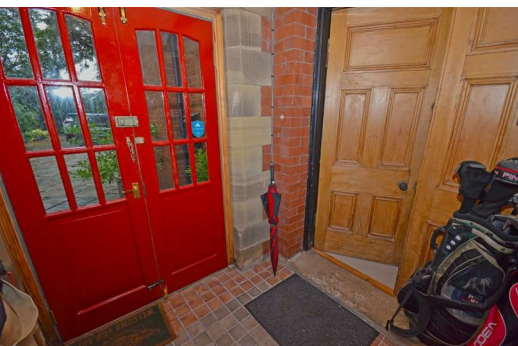


Woodend Lane, Hyde, SK14 1DT

Offers in the region of £495,000

Victorian homes are typically well-built, spacious, with good layouts providing well proportioned family sized accommodation and ideally located in prime locations with plenty of charming period features and this stunning family sized Victorian 1894 built property is no different enjoying a quiet yet convenient location within excellent sized and manicured gardens and offering well presented accommodation, arranged over three/four floors being only a stone's throw from local walks and the Peak Forest Canal all of which is guaranteed to impress!

The current owners have maintained the property to impeccable standards, ensuring that many of the classical period features have all been preserved and enhanced for efficiency and minimal maintenance, with spacious & well planned accommodation that briefly comprises: To the ground floor Entrance porch, opening to the lovely reception hallway and into the main dining room with its exquisite staircase, mezzanine landing and fitted bar area for those evenings of entertainment. The lounge is bright and airy providing a feeling of grandeur and looks out on the front garden via the large bayed window. Off the dining room is the lobby area which leads to the sitting room which in turn leads to the fitted kitchen. Alighting the exquisite staircase to the first floor with the large feature stained window flooding the area with light and with a small study area, lies the main bedroom having an en suite shower room and spiral staircase leading to the dressing room, there are three further large double bedrooms and superb fitted four piece large bathroom suite. To the outside there is a lovely courtyard area with utility room, garden store and outside WC and steps leading to the lower garden with access to the great sized cellar rooms, outside dining area and the fantastic Victorian landscaped garden and is ideally located with a 5 minute drive to the M67 motorway network and a 25-30 minute drive to Manchester International Airport.



GROUND FLOOR

Entrance Porch

Reception Hall

6'11" x 8'11" (2.10m x 2.73m)

Dining Room

14'2" x 19'1" (4.33m x 5.82m)

Living Room

21'0" x 15'6" (6.39m x 4.72m)

Lobby Area

Sitting Room

15'11" x 16'6" (4.86m x 5.04m)

Kitchen/Breakfast Room

15'11" x 10'4" (4.86m x 3.15m)

FIRST FLOOR

Galleried Landing/Mezzanine & Study Area

14'2" x 19'1" (4.33m x 5.82m)

Bedroom 1

21'0" x 15'6" (6.39m x 4.72m)

En-suite Shower Room

SECOND FLOOR

Dressing Room

15'6" x 9'7" (4.72m x 2.92m)

Landing

Window to side, door.

Bedroom 2

12'3" x 8'11" (3.74m x 2.71m)

Two windows to side, door to:

Bedroom 3

13'3" x 11'9" (4.04m x 3.58m)

Window to rear, door to:

Bedroom 4

6'1" x 9'0" (1.86m x 2.75m)

Bathroom/WC

12'3" x 8'9" (3.74m x 2.66m)

OUTSIDE

Utility Room

9'4" x 5'5" (2.84m x 1.66m)

Sliding door, door to:

Garden Store

Door to:

WC

Door.

Cellar - Chamber 1

8'8" x 11'6" (2.65m x 3.51m)

Door to:

Cellar - Chamber 2

6'9" x 11'6" (2.06m x 3.51m)

Gardens & Driveway

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.

