



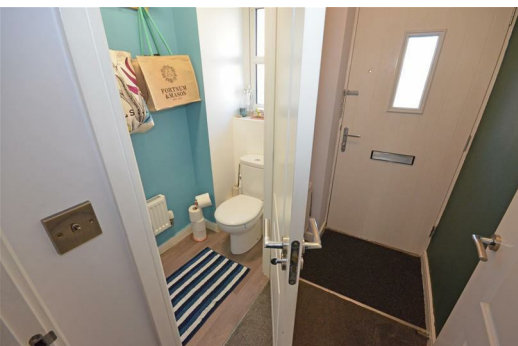
Peak Forest Close, Hyde, SK14 4XD

Offers over £260,000

It is with great pleasure that we offer for sale this fabulous and immaculate three bedroom semi detached property built in 2016 and situated on this sought after and popular development in Hyde and offers a wealth of nearby amenities and transport links close by.

Being ready to move into, this well planned property has been extremely well cared for and much improved by the present owners and is certainly a credit to them with accommodation that briefly comprises: Entrance hallway, cloakroom/WC, lovely bright and airy lounge and a superb fitted dining kitchen with patio doors leading to the landscaped rear garden completes the downstairs accommodation. To the first floor there is a good size landing with storage, three good sized bedrooms (en suite shower room to main bedroom) and a family bathroom/WC. The property is Upvc double glazed throughout with Composite front door and central heating and further benefits to the outside by a good sized and immaculate landscaped rear garden with patio area and a driveway to the front providing parking for two vehicles, thus ensuring that this property will appeal to even the most discerning of purchasers.

Immaculate - View Early to Avoid Disappointment!



GROUND FLOOR

Hall

Composite double glazed front door, radiator.

Cloakroom/WC

Upvc double glazed window to front, Low level WC, pedestal wash hand basin, tiled splashback, radiator.

Lounge

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

Lovely bright and airy room with box bay Upvc double glazed window to front, TV aerial point, stairs to the first floor with under stairs storage, radiator.

Kitchen/Dining Room

10'8" x 15'4" (3.24m x 4.67m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric oven below, Upvc double glazed window to rear, plumbing and space for dishwasher, integrated fridge freezer, space for dining table and ample additional storage cupboards, Upvc double glazed patio doors providing access to the landscaped garden and radiator.

FIRST FLOOR

Landing

Bedroom 1

10'2" x 12'5" (3.09m x 3.79m)

Upvc double glazed window to front, TV aerial point, over stairs storage and radiator.

En-suite Shower Room/WC

Upvc double glazed window to front, fitted shower cubicle with mixer shower, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail.

Bedroom 2

9'2" x 8'5" (2.80m x 2.57m)

Upvc double glazed window to rear, radiator.

Bedroom 3

9'2" x 7'3" (2.80m x 2.20m)

Upvc double glazed window to rear, radiator.

Bathroom/WC

Upvc double glazed window to side, fitted panelled bath with mixer tap shower over and shower screen, pedestal wash hand basin, low level WC, part tiled walls and heated towel rail.

OUTSIDE

Gardens & Driveway

To the front is a tarmac driveway for two vehicles with shaded area, whilst to the rear is a landscaped garden with astro turf lawned garden with raised paved patio area with shed and affords a good degree of privacy. Gate to the front, outside power points, fenced and walled boundaries.

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.

