



Charlton Avenue, Newton, Hyde, SK14 4ES

Offers over £279,000

Fabulously spacious is this three bedroom semi detached family home offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned accommodation is ideally located in a sought after Newton location and briefly comprises: To the ground floor, entrance porch, home office with utility room, great sized lounge opening to the dining room, contemporary fitted kitchen opening to the conservatory with direct access to rear garden. To the second floor there are three good sized bedrooms and a modern fitted four piece family bathroom/WC. Externally to the rear is a landscaped garden with astro turf lawned garden and pergola, whilst to the front of the property there is an decorative resin driving providing parking for two vehicles. 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!

Viewings are essential to fully appreciate this immaculate & spacious family home.



GROUND FLOOR

Porch

Composite double glazed front door with window to side, door to office and door to lounge.

Lounge

15'7" x 11'1" (4.75m x 3.38m)

Upvc double glazed window to front, fitted feature fire surround with fire inset, inset ceiling spotlights, TV aerial point, laminate wooden floor, archway to dining room, door to inner hallway, radiator.

Dining Room

8'5" x 9'0" (2.57m x 2.74m)

Upvc double glazed doors to rear patio area, laminate wooden floor, radiator.

Kitchen

8'5" x 9'7" (2.57m x 2.92m)

Fitted with a modern range of white high gloss wall and base units with worksurface over, splashbacks, built in oven and hob with extractor hood over, built in microwave, inset sink and drainer with mixer tap, integrated fridge/freezer, inset ceiling downlights, radiator, wooden floor, open plan to the conservatory.

Conservatory

Brick built base, double glazed windows to sides, double doors to rear garden, radiator.

Office

10'4" x 7'1" (3.16m x 2.16m)

Double glazed window to front, inset ceiling downlights, radiator

Utility Room

5'9" x 7'6" (1.76m x 2.28m)

Double glazed window to side

Inner Hallway

Stairs to the first floor with under stairs storage.

FIRST FLOOR

Landing

Double glazed window to side.

Bedroom 1

11'8" x 11'5" (3.55m x 3.48m)

Double glazed window to front, inset ceiling spot lights, radiator.

Bedroom 2

10'11" x 11'5" (3.32m x 3.48m)

Double glazed window to rear, wooden floor, radiator.

Bedroom 3

8'6" x 8'0" (2.59m x 2.44m)

Double glazed window to front, laminate wooden floor, radiator.

Bathroom/WC

Contemporary four piece bathroom suite with bath with central taps, separate fitted shower with mixer shower, wall mounted wash hand basin, low level WC, tiled floor and walls, double

glazed windows to side and rear, inset ceiling spotlights, heated towel rail.

OUTSIDE

Gardens & Driveway

Externally to the rear is a landscaped garden with astro turf lawned garden and pergola with decked patio, paved patio area, timber shed, fenced boundaries, whilst to the front of the property there is an decorative resin driving providing parking for two vehicles.

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.

