



Clarendon Road  
Hyde, SK14 2JY

Offers over £205,000



There's no agent like home

Home Estate Agents are delighted to offer for sale this three bedroom mid terrace property, offering comfortable living spread across three well designed floors. This delightful home boasts a thoughtfully arranged layout, featuring two spacious reception rooms that provide versatile spaces for relaxation and entertainment, whilst also benefitting from a detached garage to the rear of the property.

Nestled in the sought-after area of Hyde, this property enjoys proximity to the scenic Hyde Park, offering opportunities for leisurely strolls and outdoor activities. The local amenities within easy reach cater to daily needs, while convenient transport links make commuting and exploration of the surrounding areas effortlessly accessible. This three-bedroom mid-terrace property is an ideal home for those seeking a comfortable and well-connected lifestyle in the desirable Hyde area. **\*\*Viewing Highly Recommended\*\***

In brief the accommodation comprises of: Entrance hall, lounge, dining room and kitchen to the ground floor. Two bedrooms and bathroom to the first floor with a further bedroom to the second floor benefitting from long range views. Forecourt garden to the front of the property. Enclosed paved garden to the rear with detached garage.



## GROUND FLOOR

### Hall

Door to front, radiator, stairs to first floor, doors leading to:

**Lounge** 10'8" x 10'4" (3.26m x 3.15m)

Double glazed bow window to front, radiator.

**Dining Room** 12'10" x 13'10" (3.91m x 4.22m)

Radiator, double glazed French doors leading out to rear garden, door to under stairs storage cupboard, door leading to:

**Kitchen** 15'5" x 7'0" (4.71m x 2.13m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, 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.

## FIRST FLOOR

### Landing

Stairs leading to second floor, doors leading to:

**Bedroom 2** 10'9" x 13'10" (3.28m x 4.22m)

Two double glazed windows to front, radiator.

**Bedroom 3** 9'9" x 8'7" (2.98m x 2.62m)

Double glazed window to rear, radiator.

**Bathroom** 9'9" x 5'0" (2.98m x 1.52m)

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

## SECOND FLOOR

**Master Bedroom** 12'10" x 13'10" (3.91m x 4.22m)

Double glazed window to rear, velux window, radiator, long range views.

## OUTSIDE

Forecourt garden to the front, enclosed paved garden to the rear with detached garage.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be

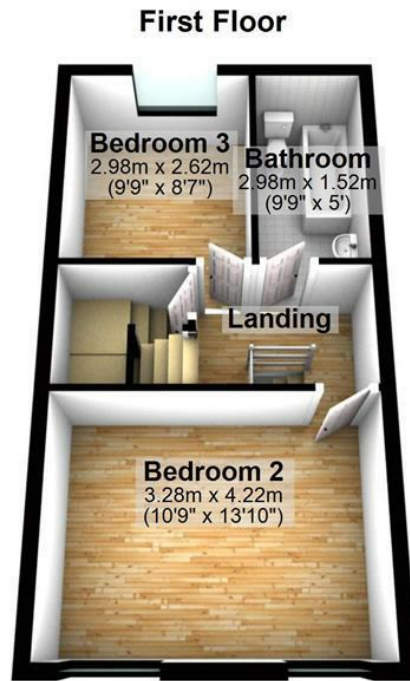
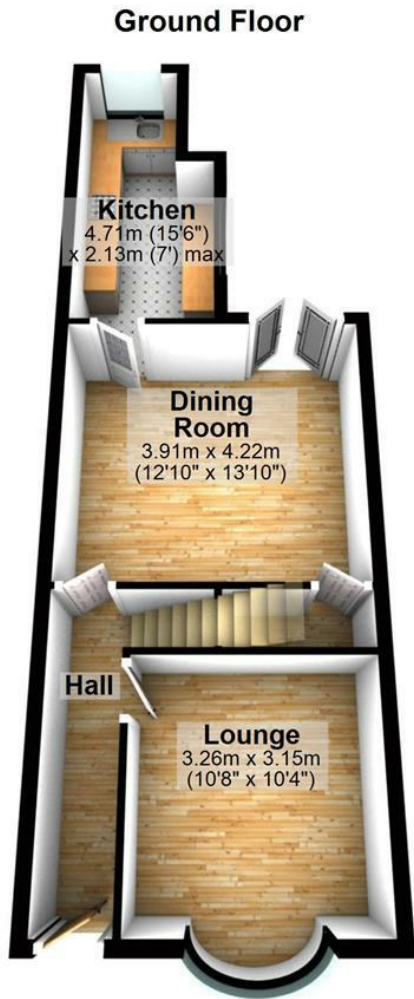
accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All 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.

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