



Cpl Harvey Holmes Way
Hyde, SK14 4XL

Price £367,500



There's no agent like home

This beautifully presented four-bedroom detached family home offers a blend of modern living and convenience, set in a peaceful cul-de-sac within a sought-after Hyde residential area. With close proximity to local schools, a variety of amenities, and excellent transport links, it provides an ideal location for family life. Nearby open countryside and Dukinfield Golf Club add to the appeal, offering opportunities for outdoor recreation and relaxation.

Upon entering, you're greeted by a hallway that flows into a spacious lounge, making it perfect for both family gatherings and quiet evenings. The heart of the home lies in the open-plan kitchen and dining area, fitted with modern units. French doors open onto a beautifully landscaped rear garden, creating an ideal space for al fresco dining, children's play, or entertaining guests. A convenient WC completes the ground floor, adding an extra level of practicality.

The first floor features four generously sized bedrooms, each designed to provide comfort and privacy. The master bedroom boasts an en-suite with contemporary fittings, while the additional bedrooms share a well-appointed family bathroom, ideal for busy mornings.

Externally, the property offers a private driveway at the front, providing off-road parking for multiple vehicles. The rear garden is fully enclosed, featuring a spacious patio for outdoor seating and a well-maintained lawn.

This ready-to-move-in home combines style, space, and convenience, offering an ideal setting for family life. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to side, radiator, doors leading to:

WC

Double glazed window to front, two piece suite comprising wash hand basin and low-level WC, radiator.

Lounge 14'10" x 10'9" (4.52m x 3.28m)

Double glazed window to front, radiator, door leading to:

Kitchen/Diner 18'0" x 19'4" (5.49m x 5.89m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs leading to first floor, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Radiator, door to storage cupboard, doors leading to:

Bedroom 1 11'9" x 10'9" (3.58m x 3.28m)

Double glazed window to rear, radiator, door leading to:

En-suite

Three piece suite comprising wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, double glazed window to side, radiator.

Bedroom 2 11'3" x 8'7" (3.44m x 2.62m)

Double glazed window to rear, radiator.

Bedroom 3 10'8" x 12'0" (3.25m x 3.65m)

Double glazed window to front, radiator.

Bedroom 4 8'0" x 9'6" (2.43m x 2.89m)

Double glazed window to front, radiator.

Bathroom 6'1" x 6'2" (1.86m x 1.89m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side, radiator.

OUTSIDE

Driveway to the front. Enclosed good sized garden to the rear with patio and lawn areas.

Garage 14'4" x 8'3" (4.37m x 2.51m)

Up and over door to front.

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.

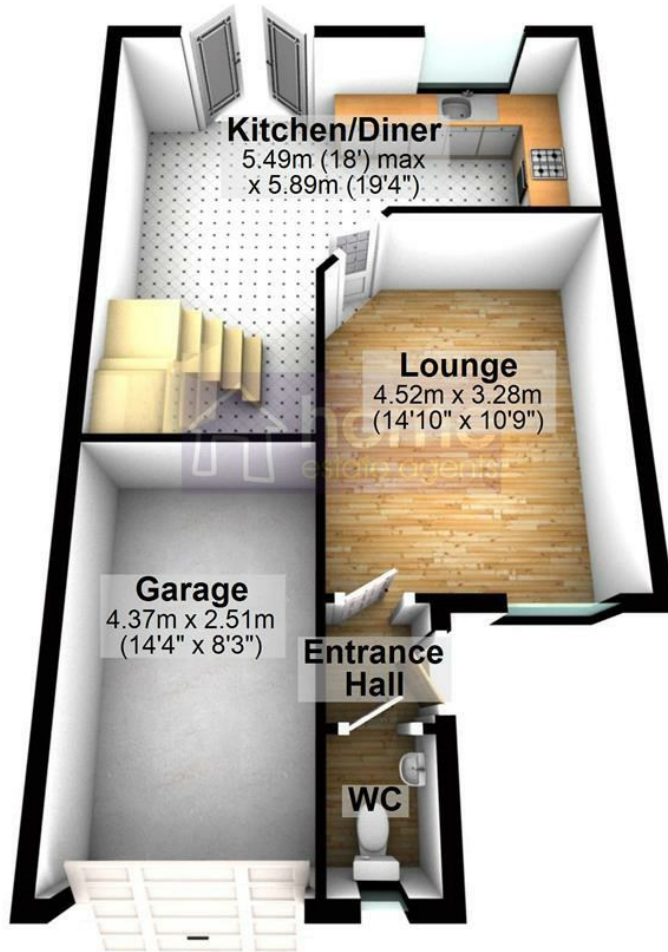
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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		
England & Wales EU Directive 2002/91/EC		