



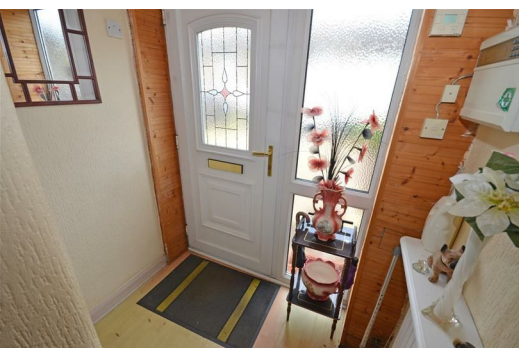
Smith Street, Newton, Hyde, SK14 4BL

Offers in the region of £185,000

Offering Vacant Possession and being Ideally located is this well planned and deceptively spacious three bedroom mid mews property offering family sized accommodation of which only a full personal inspection will reveal.

The well planned accommodation briefly comprises to the ground floor: Entrance hallway, lounge, fitted dining kitchen and downstairs WC. Whilst to the first floor there are three bedrooms and a bathroom/WC. To the outside the property has gardens to the front and rear with driveway to the front and a rear garden being of an excellent size. The property further benefits from double glazing and gas central heating making this property an ideal choice for even the most discerning of purchasers.

Chain Free! - Viewing Highly Recommended!



GROUND FLOOR

Hallway

Window to front, door to:

Lounge

12'0" x 13'11" (3.65m x 4.25m)

Window to front, door to:

Kitchen/Dining Room

8'4" x 13'11" (2.53m x 4.25m)

Fitted with a matching range of base and wall units incorporating a single drainer stainless steel sink unit and work tops over, space for cooker, plumbing and space for automatic washing machine, Upvc double glazed window to the rear, double glazed sliding patio doors to the rear garden, laminate wooden floor and radiator.

Hall

Door to side ginnel. Doors to under stairs storage and downstairs WC.

Downstairs WC

Window to rear and low level WC

FIRST FLOOR

Landing

Bedroom 1

12'0" x 14'3" (3.66m x 4.34m)

Window to front, radiator.

Bedroom 2

9'7" x 13'0" (2.91m x 3.96m)

Window to rear, radiator.

Shower

Fitted shower cubicle.

Bedroom 3

12'4" x 6'5" (3.76m x 1.96m)

Window to front, radiator.

Bathroom/WC

Bathroom in white with panelled bath and mixer taps, vanity wash hand basin, low level WC, part tiled walls, radiator.

OUTSIDE

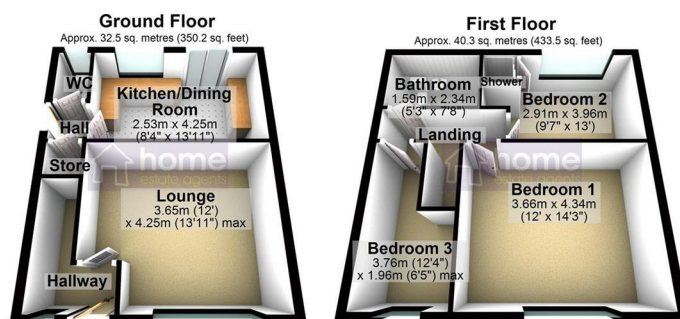
Gardens & Driveway

To the front is a paved garden and driveway with double gates providing parking for the family vehicle, whilst to the rear is a garden being paved with fenced boundaries and timber sheds.

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.



Total area: approx. 72.8 sq. metres (783.6 sq. feet)

