



Harris Drive, Newton, Hyde, SK14 4UB

Offers over £260,000

Quietly located is this fantastic family sized three bedroom semi detached property, with space in abundance and being situated in this popular residential location and we are sure that this property will be high in demand.

The well planned and deceptively spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: To the ground floor, entrance hallway, light and airy lounge with bay window overlooking the front garden, dining room with patio doors to the conservatory which in turn leads to the great sized rear garden and a fitted kitchen with integrated appliances. To the first floor there are three excellent sized bedrooms and a family bathroom/WC. To the outside there is a block paved driveway leading to the garage and a lawned garden to front, whilst to the rear is a again a great sized lawned garden with paved patio area and personal door to the garage. Harris Drive, Newton is convenient for many local amenities and highly regarded Primary & High Schools, with some excellent local walks, all put together, this property will make an ideal family home.

View Early to Avoid Disappointment!



GROUND FLOOR

Hall

Upvc double glazed front door, stairs to the first floor, open plan to lounge and radiator.

Lounge

15'6" x 11'5" (4.72m x 3.48m)

Upvc double glazed bay window to the front, fitted feature fire surround with fire inset, ceiling cornices, under stairs storage cupboard, open plan to dining room and radiator.

Dining Room

8'11" x 7'3" (2.73m x 2.20m)

Upvc double glazed sliding patio doors to the conservatory, ceiling cornices. bi fold door to kitchen.

Conservatory

7'4" x 7'3" (2.23m x 2.20m)

Upvc double glazed with double doors to patio area, tiled floor.

Kitchen

8'11" x 7'3" (2.73m x 2.21m)

Fitted kitchen with a matching range of base and wall units incorporating a 1 1/4 single drainer sink and mixer tap with work tops over, fitted four ring gas hob with extractor hood above and electric double oven below, integrated fridge and freezer, space and plumbing for automatic washing machine, integrated dishwasher, Upvc double glazed window overlooking the rear garden, part tiled walls.

FIRST FLOOR

Landing

Upvc double glazed window to the side, access to roof void.

Bedroom 1

14'0" x 8'6" (4.26m x 2.58m)

Upvc double glazed window to front, matching range of fitted wardrobes, top boxes, drawer unit and bedside unit, radiator.

Bedroom 2

10'6" x 8'6" (3.19m x 2.59m)

Upvc double glazed window to rear, fitted wardrobe with mirror sliding doors, radiator.

Bedroom 3

10'4" x 6'0" (3.16m x 1.83m)

Upvc double glazed window to front, matching range of fitted wardrobes, cabin bed with drawer units and bedside unit, radiator.

Bathroom/WC

Replaced bathroom suite in white with panelled bath with shower over and shower screen, vanity wash hand basin, low level WC, Upvc double glazed window to rear, tiled walls and radiator.

OUTSIDE

Garage

17'4" x 8'6" (5.29 x 2.61)

Up and over door, power and light, personal door to the rear.

Gardens & Driveway

To the front is a good sized garden, with block paved patio leading to the garage, lawned garden area with flower and herbaceous borders, walled and wrought iron fenced boundaries, whilst to the rear is a lively sized garden laid mainly to lawn with paved patio area, flower and herbaceous borders, fenced boundaries, personal door to garage, outside water tap.

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.

