



The Links, Newton, Hyde, SK14 4GR

Offers over £395,000

NO CHAIN Impressive is the best way to describe this fantastic four bedroom detached property located on a popular and quiet cul de sac providing superb family sized accommodation of which only a full personal inspection will fully reveal the size and quality of property that is on offer.

The well planned and deceptively spacious accommodation has been well cared for by the present owners and briefly comprises to the ground floor: Lovely sized Entrance hallway with downstairs cloakroom/WC, superbly sized lounge with great sized conservatory, home office/study, dining room, a good sized fitted dining kitchen with utility room with direct access to the rear garden completes the ground floor. To the first floor there are four excellent sized bedrooms with the main bedroom having an en-suite shower room and a lovely family bathroom/WC. The property further benefits from a driveway to the front for two/three vehicles and leads to the great sized double driveway which provides potential for further accommodation if required. There is a good sized sunny landscaped garden to the rear with patio area and astro turf lawned gardens. The property further benefits from double glazing and gas central heating and is ideally located in a sought after area of Hyde, close to local schools, amenities, transport links and Dukinfield Golf Club.

Fantastic Family Sized Living Accommodation - View Early To Avoid Disappointment!



GROUND FLOOR

Entrance Hall

Solid Rock door to front, stairs to first floor, two radiators, doors to:

Cloakroom/WC

Double glazed window to side, two piece suite comprising, pedestal wash hand basin and low-level WC, part tiled walls, Radiator.

Lounge

20'0" x 10'10" (6.09m x 3.29m)

Double glazed bay window to front, feature fireplace with inset Living Flame effect fire, two radiators, double doors leading to :

Conservatory

12'5" x 9'6" (3.81 x 2.91)

Brick built base, double glazed all round, radiator, tiled floor, French doors leading to patio area to the rear garden.

Dining Room

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

Double glazed window to side, radiator.

Study

8'7" x 6'4" (2.62m x 1.92m)

Double glazed window to side, radiator.

Kitchen/Dining Room

9'7" x 12'11" (2.93m x 3.94m)

Double glazed window to rear, 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 dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, open plan leading to:

Utility Room

6'5" x 4'7" (1.95m x 1.40m)

Fitted with wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for dryer, radiator, door to rear garden

FIRST FLOOR

Landing

Loft access.

Bedroom 1

13'9" x 10'10" (4.18m x 3.29m)

Double glazed window to front, radiator, one single and one double fitted floor to ceiling wardrobes.

En-suite Shower Room

Double glazed window to rear, fitted with a three piece suite comprising of enclosed shower cubicle, pedestal wash hand basin and low level WC, heated chrome towel radiator, part tiled walls.

Bedroom 2

9'1" x 14'8" (2.78m x 4.46m)

Two double glazed windows to front, radiator, over stairs storage cupboard.

Bedroom 3

10'6" x 8'0" (3.21m x 2.43m)

Double glazed window to rear, radiator.

Bedroom 4

6'8" x 7'11" (2.03m x 2.41m)

Double glazed window to rear, radiator.

Bathroom/WC

6'8" x 6'8" (2.03m x 2.02m)

Double glazed window to rear, fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level WC, tiled floor, part tiled walls, radiator.

OUTSIDE

Garage

19'11" x 17'6" (6.08 x 5.34)

Two Up and over door, power and light.

Gardens & Driveway

The property further benefits from a driveway to the front for two/three vehicles and leads to the great sized double driveway which provides potential for further accommodation if required. There is a good sized sunny landscaped garden to the rear with patio area and astro turf lawned gardens.

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.

