



Stansfield Road, Hyde, SK14 4BA

Offers over £200,000

Located in a popular part of Hyde is Immaculate and ready to move into deceptively spacious three bedroom mid mews property occupying a pleasant position and is ideal for the growing family or first time buyer of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation briefly comprises: Entrance porch, good sized fitted dining/breakfast kitchen, excellent sized lounge opening to the lovely sized conservatory and a utility room to the ground floor, whilst to the first floor there are three good sized bedrooms and the family bathroom/WC. The property is double glazed throughout and gas central heated and further benefits from off road parking to the front and a fantastic recently finished landscaped garden to the rear. The property would suit the growing family or anyone looking for an ideal and modern home.

****Property is Timber framed and built 1950-1966. Please confirm with mortgage lender/Adviser for suitability****

Immaculate throughout - View Early to Avoid Any Disappointment!



GROUND FLOOR

Porch

Upvc double glazed with laminate wooden floor and Upvc double glazed door to the dining kitchen.

Kitchen/Dining Room

6'2" x 15'11" (1.87m x 4.84m)

Fantastic sized dining kitchen fitted with a contemporary matching range of base and eye level units with 1/4 single drainer sink unit and worktop space over, fitted four ring electric hob with extractor hood above and electric oven below, integrated fridge/freezer, Upvc double glazed window to front, decorative flooring, stairs to the first floor, breakfast bar, gas central heating boiler and radiator.

Lounge

16'1" x 11'9" (4.90m x 3.58m)

Great sized living room, with laminate wooden floor, TV aerial point, Upvc double glazed sliding patio doors to the conservatory, door to utility room, radiator.

Conservatory

Recently fitted ad Upvc double glazed throughout with double doors to the landscaped rear garden, wooden floor and radiator.

Utility Room

12'4" x 3'10" (3.77m x 1.16m)

Plumbing for automatic washing machine, space for tumble dryer, double glazed window to rear.

FIRST FLOOR

Landing

Access to roof void, wooden floor.

Bedroom 1

14'4" x 11'3" (4.37m x 3.44m)

Great sized master bedroom with laminate wooden floor, Upvc double glazed window to front, radiator.

Bedroom 2

11'7" x 11'3" (3.53m x 3.44m)

Double bedroom with laminate wooden floor, Upvc double glazed window to rear, radiator.

Bedroom 3

11'5" x 6'0" (3.47m x 1.83m)

Upvc double glazed window to front and radiator.

Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, Upvc double glazed window to rear, radiator.

OUTSIDE

Gardens & Driveway

Block paved driveway to front providing parking for the family vehicle with shaled border and fenced boundaries. Whilst to the rear is a recently completed landscaped garden which is a great size, having a large paved patio area with lighting, leading to fenced garden which has astro turf lawned garden and a shaled garden beyond. fenced boundaries.

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.

