



Mountroyal Close, Newton, Hyde, SK14 4UJ

Offers in the region of £300,000

Simply Wow, is the best way to describe this impressive three bedroom semi detached which has been well cared and much improved by the current owners and is certainly a credit to them, with family sized accommodation and a rear garden that is worth the asking price alone!

The immaculate and well planned accommodation just has to be viewed to fully appreciate the quality that is on offer and briefly comprises: To the ground floor, entrance hallway, lovely bright and airy lounge opening to the dining room and in turn the fitted kitchen and a great sized conservatory with views over the superb rear garden and a permanent roof ensuring all round year use. To the first floor there are three good sized bedrooms all with fitted wardrobes and a family bathroom/WC. To the outside the property lies on a fantastic sized plot with gardens to the three sides, a driveway with potential parking of three cars a detached garage and a rear garden that just has to be seen to be believed. The property is also located on a quiet yet convenient cul de sac and is Upvc double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers.

Don't Delay View Today - This Property will Not Be Around Long!



GROUND FLOOR

Hall

Composite double glazed front door, laminate wooden floor, stairs to the first floor and radiator.

Lounge

13'10" x 11'7" (4.21m x 3.53m)

Upvc double glazed bow window to front, fitted feature fire surround, ceiling cornices, TV aerial point, opening to the dining room, under stairs storage cupboard, laminate wooden floor, radiator.

Dining Room

8'10" x 7'5" (2.68m x 2.25m)

Laminate wooden floor, sliding patio doors to the conservatory, ceiling cornices, radiator, openings to the lounge and kitchen.

Kitchen

8'10" x 7'1" (2.68m x 2.15m)

Fitted with a matching range of base and eye level units with worktop space over and under lighting, plumbing and space for automatic washing machine, space for fridge/freezer, built-in eye level oven and microwave, built-in hob with extractor hood over, partially tiled walls, window to rear.

Conservatory

10'11" x 10'10" (3.34 x 3.31)

Great sized conservatory with permanent roof for use all year round, double doors opening to the fantastic rear garden, laminate wooden floor.

FIRST FLOOR

Landing

Double glazed window to side elevation, access to the roof void.

Bedroom 1

12'10" x 8'4" (3.90m x 2.54m)

Double glazed window to front, matching range of fitted wardrobes, top boxes, drawer and bedside units, TV aerial point, radiator.

Bedroom 2

10'6" x 8'2" (3.20m x 2.49m)

Double glazed window to rear, matching range of fitted wardrobes, bedside unit, TV aerial point, radiator.

Bedroom 3

9'5" x 6'3" (2.88m x 1.90m)

Double glazed window to front, over-stairs with cupboard, matching range of fitted wardrobes, top boxes, bedside unit, dado rail, radiator.

Bathroom/WC

Three piece suite in white comprising of a panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed window to rear.

OUTSIDE

Garage

15'3 x 8'6 (4.65m x 2.59m)

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

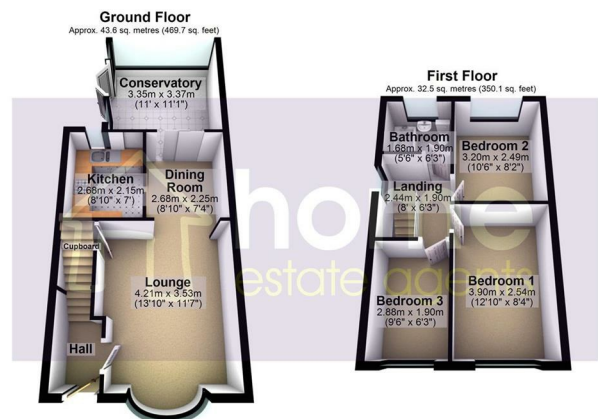
Gardens

To the front is a good sized tarmacadam driveway providing potential parking for three vehicles, lawned garden area, paved walkways leading to the gate to the side providing access to the rear garden, shaded garden area. The rear garden is certainly worth of note being of a great size, laid mainly to lawn with flower borders, covered pergola with decked flooring, ample patio areas, outdoor bar, 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.



Total area: approx. 76.2 sq. metres (819.9 sq. feet)

