



## Brook Street, Hyde, SK14 2NJ

**Price £200,000**

Impressive and immaculate is the best way to describe ready to move into three bedroom mid terraced property offering superbly sized accommodation of which only a full personal inspection will fully reveal.

The property has undergone an extensive modernisation and certainly has the wow factor with well planned accommodation that briefly comprises: To the ground floor, entrance porch, excellent sized lounge, superb recently fitted kitchen with integrated appliances and under stairs storage, utility room and downstairs shower room. Whilst to the first floor there are two excellent sized bedrooms and a recently refitted bathroom suite the third bedroom is provided by a fantastic and great sized loft conversion. The property is bright and airy throughout and is Upvc double glazed and gas central heated with a lovely forecourt garden to the front with astro turf, and an enclosed garden yard area to the rear, all in all a superb property throughout.

Immaculate - Viewing Highly Recommended!





## GROUND FLOOR

### Porch

Composite Rock double glazed front door, door to lounge

### Lounge

14'2" x 14'1" (4.31m x 4.29m)

Upvc double glazed bay window to front elevation, fitted wooden fire mantle with wood burner below, TV aerial point and radiator.

### Kitchen/Dining Room

9'4" x 14'1" (2.85m x 4.29m)

Upvc double glazed windows to rear, fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and worktops over, fitted five ring Indesit gas hob with extractor hood above and Indesit electric double oven below, integrated fridge freezer, integrated dishwasher, wine cooler, breakfast bar, dining area, inset ceiling spotlights, under stairs storage and radiator.

### Utility Room

6'7" x 5'2" (2.00m x 1.58m)

Upvc double glazed door to the rear, fitted work top with plumbing for automatic washing machine, vent for dryer, gas central heating boiler, radiator.

### Shower Room

Superbly finished with a fitted shower cubicle and mixer shower, vanity wash hand basin with mirror, low level WC, heated towel rail.

## FIRST FLOOR

### Landing

Door to bedroom three.

### Bedroom 1

11'2" x 14'1" (3.40m x 4.29m)

Upvc double glazed window to front, fitted wardrobes with sliding doors, TV aerial point, radiator.

### Bedroom 2

9'2" x 8'0" (2.80m x 2.44m)

Upvc double glazed window to rear, double doors to over stairs wardrobe area and radiator.

### Bathroom/WC

Refitted with I shaped panelled bath with rain mixer shower over, vanity wash hand basin, low level, tiled walls, Upvc double glazed window to rear and heated towel rail.

## SECOND FLOOR

### Bedroom 3

17'3" x 14'1" (5.27m x 4.29m)

Superb sized loft room with Two Velux windows, eaves storage, inset ceiling spot lights, TV aerial point and radiator.

## OUTSIDE

### Gardens

Lovely forecourt garden with astro turfed lawned area, paved walkways, walled boundaries and wrought iron railings and gate, Whilst to the rear there is a door to rear storage, outside power point, outside taps. walled boundaries and gate.

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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. 99.3 sq. metres (1064.1 sq. feet)

