



Shaw Hall Avenue
Hyde, SK14 4EF

Offers over £315,000



There's no agent like home

An absolutely stunning three-bedroom semi-detached family home, thoughtfully and lovingly updated by the current owners to create a truly special living space that blends style, comfort, and functionality. Located in a highly desirable and peaceful residential area just off Matley Lane, the property enjoys an enviable position on a mature, tree-lined avenue. From scenic countryside walks, schools and excellent transport links connecting you to nearby towns and cities, this location offers the best of both convenience and natural beauty.

As you step inside, you're welcomed into a bright and inviting hallway that sets the tone for the rest of the home. The heart of the house is the generously proportioned bay-fronted lounge and dining room, bathed in natural light and centred around a striking multi-fuel burner—perfect for cosy evenings. French doors at the rear open directly onto the garden, seamlessly blending indoor and outdoor living. The space flows beautifully into the open-plan kitchen, which has been tastefully fitted with a range of integrated appliances and finished to a high standard, making it ideal for both everyday living and entertaining guests.

The first floor hosts three well-appointed bedrooms, offering flexibility for family life. The stylish family bathroom provides a serene space to unwind.

Externally, the property continues to impress. The front garden is low-maintenance and gravelled, with a shared driveway to the side offering ample off-road parking and leading to a detached garage, which benefits from power and lighting—ideal for storage, a workshop, or hobbies. To the rear, the private south-west facing garden has been beautifully landscaped and benefits from plenty of sun throughout the day. It features a paved patio area and artificial lawn ideal for relaxing or hosting gatherings. Additional benefits include a high-end intruder alarm system fitted to all doors and windows.

This exceptional home is move-in ready!



GROUND FLOOR

Hallway

Door to front, double glazed window to side, radiator, stairs leading to first floor, door leading to:

Lounge/Diner 20'11" x 11'6" (6.37m x 3.51m)

Double glazed bay window to front, feature inglenook fireplace with multi fuel burner, two radiators, double glazed French doors opening out to rear garden, open plan to:

Kitchen 14'1" x 6'7" (4.30m x 2.00m)

Fitted with a matching range of base and eye level units with worktop space over, inset belfast sink with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, integrated washing machine, space for range cooker, built-in microwave, double glazed window to rear, double glazed window to side, ceiling skylight, radiator.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1 10'11" x 11'3" (3.33m x 3.43m)

Double glazed bay window to front, radiator, built in wardrobes.

Bedroom 2 9'8" x 11'3" (2.94m x 3.43m)

Double glazed window to rear, radiator.

Bedroom 3 8'6" x 6'6" (2.58m x 1.98m)

Double glazed window to front, radiator.

Bathroom 5'8" x 6'6" (1.72m x 1.98m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Low maintenance gravelled garden to the front with planted borders. Shared driveway leading to the detached garage with power and lighting. Enclosed south-west facing, low maintenance landscaped garden to the rear with paved patio area and artificial lawn with raised planter.

Intruder alarm system fitted to doors and windows.

DISCLAIMER

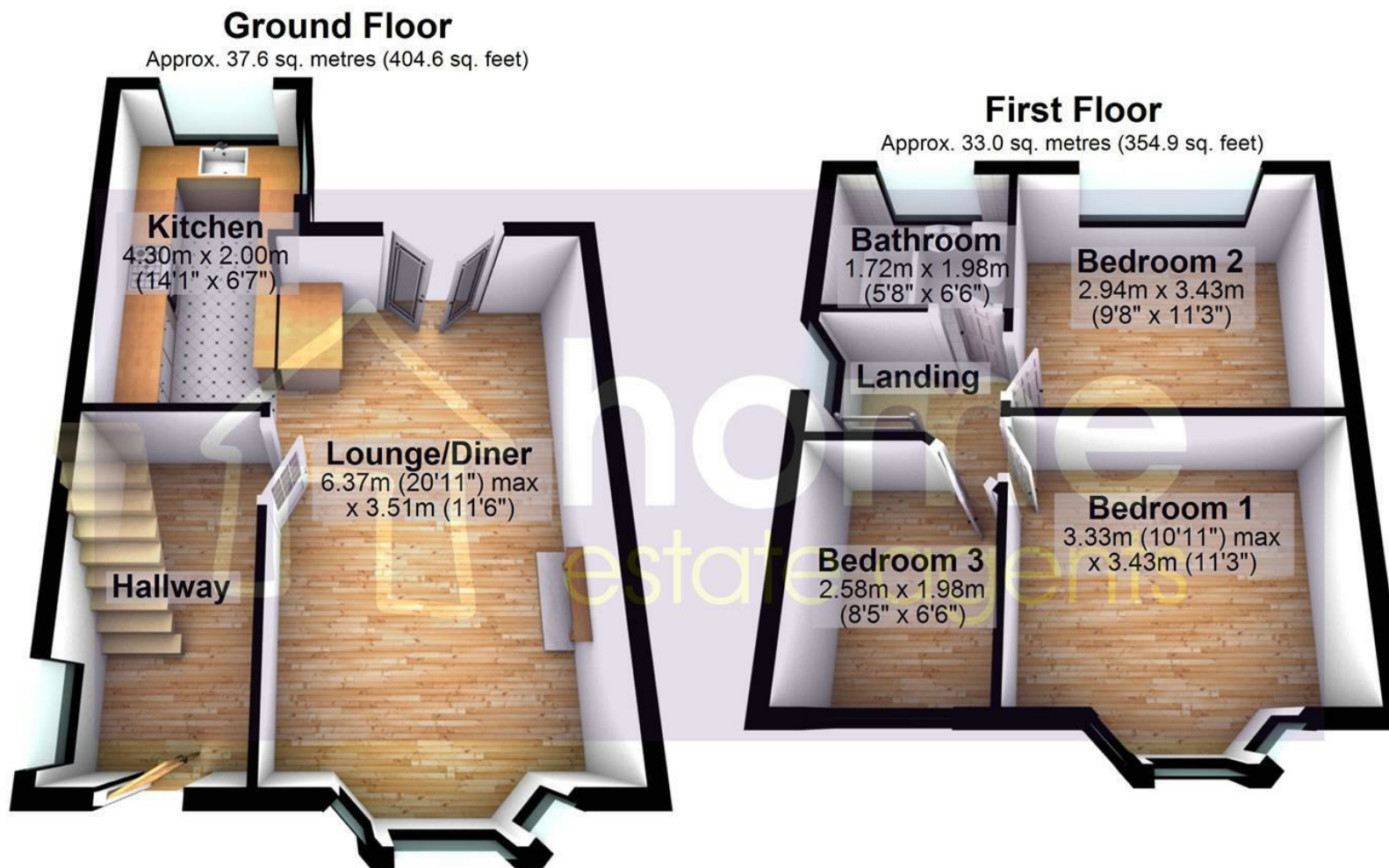
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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