



Chapman Avenue, Hyde, SK14 2AR

Offers over £290,000

Immaculate and ready to move into is this recently built three bedroom semi detached property located on a quiet road just off Clarendon Road, Hyde and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared and much improved by the present owners and briefly comprises: To the ground floor entrance hallway with new composite double glazed door and Karndean flooring, downstairs cloakroom/WC, great sized lounge with Karndean flooring, large bright and airy fitted dining kitchen with integrated appliances, whilst to the first floor there are three good sized bedrooms (master bedroom with recently refitted en suite shower room) and a family bathroom/WC. To the outside the property has gardens to the front and rear with the rear garden being of a fantastic size having been landscaped with paved patio areas and a lovely summer house with bar for those warm sunny evenings especially with the rear garden enjoying a lovely sunny aspect, whilst the front garden provides parking for two/three vehicles and a lawned garden. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Located in a Quiet Position & Immaculate Throughout - Viewing Highly Recommended!



GROUND FLOOR

Entrance Hall

Newly fitted Composite double glazed front door, Karndean flooring, stairs to the floor, doors to the lounge and cloakroom, radiator.

Lounge

13'9" x 12'1" (4.19m x 3.68m)

Upvc double glazed window to front elevation, Karndean flooring, door to entrance hall, half glazed door to the dining kitchen, TV aerial point and radiator.

Downstairs/WC

Pedestal wash hand basin with splashback tiling, low level WC and radiator.

Kitchen/Dining Room

9'5" x 15'7" (2.87m x 4.75m)

Fitted with a matching range of High Gloss White base and wall units with kick plate LED lighting and incorporating a 1 1/4 single drainer stainless steel sink unit and grey worktops over, fitted four ring gas hob with extractor hood above, electric double oven, integrated fridge/freezer, integrated dishwasher, space and plumbing for automatic washing machine, lighting above dining area, Upvc double glazed patio doors and window to the rear garden, radiator.

FIRST FLOOR

Landing

Access to roof void, radiator.

Bedroom 1

11'2" x 11'8" (3.41m x 3.56m)

Upvc double glazed window to the front with fitted recess wardrobes with triple opening doors and radiator.

En-suite Shower Room

Newly fitted with large walk in shower cubicle with rain shower, pedestal wash hand basin, low level WC, fully tiled walls, tiled floor, Upvc double glazed window to front, heated towel rail.

Bedroom 2

10'10" x 8'7" (3.30m x 2.62m)

Upvc double glazed window to the rear and new fitted radiator.

Bedroom 3

11'8" x 6'8" (3.56m x 2.03m)

Upvc double glazed window to the rear and new fitted radiator.

Bathroom/WC

White fitted bathroom suite with panelled bath, pedestal wash hand basin, low level WC, fully tiled decorative walls and radiator.

OUTSIDE

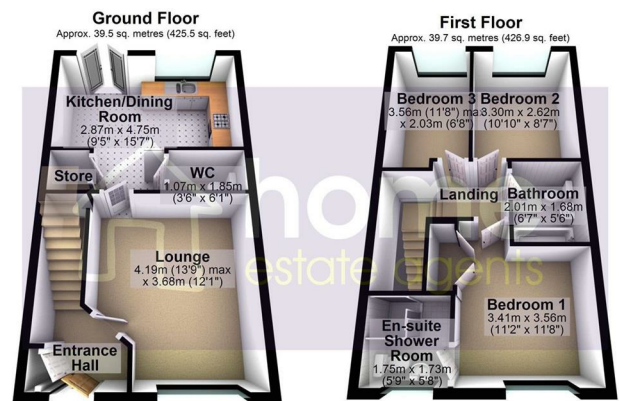
Gardens & Driveway

To the outside the property boasts a driveway for two/three vehicles to the front with lawned garden, whilst to the rear is an excellent sized landscaped rear garden enjoying a lovely sunny aspect with lawned garden, paved patio areas, Summer house doubling as an outside bar/entertaining, fenced boundaries, access to the front via side gate and walkway.

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. 79.2 sq. metres (852.4 sq. feet)

