



Hyde Street  
Droylsden, M43 7LS

Offers over £515,000



This four-bedroom detached house is situated at the head of a cul-de-sac in a stunning location surrounded by open aspect views. Located in the popular area of Littlemoss, it offers convenient access to schools, amenities, and transport links, making it an ideal family home.

The ground floor features a welcoming entrance hall, a spacious living room perfect for relaxing, a modern kitchen/breakfast room with ample storage and dining space, a formal dining room for entertaining guests, a comfortable sitting room, and a convenient shower room.

On the first floor, you will find four generously sized double bedrooms, all with fitted furniture, providing plenty of storage and comfort. The family bathroom is well-appointed and serves the entire family.

The exterior of the property is equally impressive, with a driveway that accommodates several vehicles, leading to a secure garage. The large, well-maintained lawned gardens surround the house on the front, side, and rear, offering plenty of space for outdoor activities and relaxation. The rear garden features a delightful patio area, perfect for al fresco dining and enjoying the open aspect views. Mature shrub borders add a touch of nature and privacy to the property.

This home combines spacious living areas, well-appointed bedrooms, and beautiful outdoor spaces, making it a perfect choice for families seeking comfort and convenience in a picturesque setting. **\*\*Viewing Highly Recommended\*\***



**GROUND FLOOR**

**Entrance Hall**

Door to front, stairs to first floor, door to store cupboard, radiator, ceiling spotlights, doors to:

**Living Room** 12'8" x 16'4" (3.86m x 4.99m)

Double glazed box window to front, feature fireplace, radiator, ceiling spotlights.

**Inner Hallway**

Door to rear, door to:

**Kitchen/Breakfast Room** 11'7" x 16'4" (3.53m x 4.99m)

Fitted with a matching range of base and eye level units with worktop space over and matching upstands, inset sink and drainer with mixer tap, integrated dishwasher and washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, double glazed window to side, radiator, ceiling spotlights.

**Dining Room** 14'5" x 11'1" (4.40m x 3.38m)

Double glazed sliding door to rear, double glazed french doors to side, radiator, double doors to:

**Sitting Room** 9'10" x 13'10" (2.99m x 4.22m)

Double glazed box window to front, radiator, ceiling spotlights.

**Shower Room** 6'3" x 5'10" (1.90m x 1.77m)

Three piece suite comprising corner shower cubicle, wash hand basin and low-level WC, tiled walls, double glazed window to rear, tiled floor, ceiling spotlights.

**FIRST FLOOR**

**Landing**

Spacious landing, double glazed window to front, radiator, doors to:

**Master Bedroom** 11'7" x 16'4" (3.53m x 4.99m)

Double glazed window to side, double glazed window to rear, radiator, fitted wardrobes, over bed storage and drawers with dressing table.

**Bedroom 2** 10'7" x 16'4" (3.23m x 4.99m)

Double glazed window to side, velux window to the front, radiator, fitted wardrobes, drawers with dressing table and cupboards.

**Bedroom 3** 10'7" x 13'10" (3.23m x 4.22m)

Double glazed window to side, velux window to the front, fitted wardrobes, drawers with dressing table and cupboards, radiator.

**Bedroom 4** 11'7" x 11'1" (3.53m x 3.38m)

Double glazed window to rear, double glazed window to side, radiator, fitted wardrobe, drawers and dressing table.

**Bathroom** 6'0" x 9'10" (1.84m x 2.99m)

Four piece suite comprising corner bath, pedestal wash hand basin, shower cubicle and low-level WC, tiled walls, double glazed window to rear, radiator, tiled floor, ceiling spotlights.

**OUTSIDE**

Driveway providing off road parking for several vehicles leading to the garage. Large well maintained lawned gardens to the front side and rear, patio area to the rear with open aspect views and mature shrub borders.

**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.

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Total area: approx. 176.3 sq. metres (1898.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		66
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC