



Brookhey, Hyde, SK14 2DY

Offers in the region of £265,000

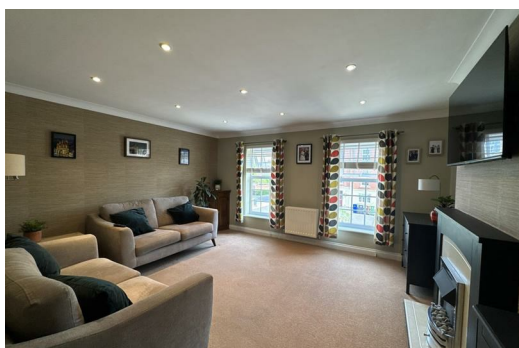
Beautifully presented and deceptively spacious, this three bedroom townhouse offers versatile accommodation arranged over three floors, perfect for modern family living. Within a sought-after modern development in Hyde, the property enjoys an enviable location close to local amenities and superb transport links including Hyde Central railway station just a short distance away, as well as convenient motorway connections. For those who love the outdoors, picturesque riverside walks along the River Tame and tranquil woodland trails are nearby.

The ground floor comprises a welcoming entrance hall, shower room, utility room, and a well-sized third bedroom that offers fantastic flexibility, ideal for use as a guest room, children's playroom, or a comfortable home office. Moving to the first floor, you will find a bright and generously proportioned living room, perfect for relaxation and entertaining, alongside a kitchen and dining area featuring ample storage and workspace, creating a superb social hub for the home.

The second floor is dedicated to two excellent double bedrooms, each enjoying the luxury of its own en-suite facilities. The master bedroom benefits from an en-suite bathroom, while the second bedroom features an en-suite shower room — perfect for family members or guests seeking privacy and comfort. The property also benefits from a Hive smart heating system.

Externally, the property boasts a driveway to the front leading to an integral garage, providing both parking and storage space. To the rear lies a private, low-maintenance garden with a decked seating area for outdoor dining, a gravelled section, and gated access, making it an ideal space for relaxing or entertaining during warmer months.

This stunning home combines style, space, and practicality in a prime location, making it an excellent choice for families, professionals, or anyone seeking a ready-to-move-into property in a desirable setting.



GROUND FLOOR

Hall

Door to front, radiator, Karndean floor, stairs leading to first floor, doors to storage cupboards, door leading to garage, doors leading to:

Shower Room

9'7" x 2'10" (2.92m x 0.87m)

Newly fitted three piece suite comprising tiled shower enclosure, vanity wash hand basin and low-level WC, heated towel rail.

Utility Room

7'11" x 5'8" (2.41m x 1.72m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, door leading out to rear garden.

Bedroom 3

7'11" x 8'8" (2.41m x 2.65m)

Double glazed window to rear, radiator.

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Living Room

6'7" x 14'8" (2.00m x 4.46m)

Two double glazed windows to front, feature fireplace with inset living flame effect fire, two radiators.

Kitchen/Dining Room

10'0" x 14'8" (3.04m x 4.46m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator.

SECOND FLOOR

Landing

Doors leading to:

Master Bedroom

12'7" x 14'8" (3.84m x 4.46m)

Two double glazed windows to front, radiator, built-in wardrobes, door leading to:

En-suite Bathroom

6'6" x 5'6" (1.98m x 1.68m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, tiled floor, radiator.

Bedroom 2

11'1" x 14'8" (3.37m x 4.46m)

Two double glazed windows to rear, radiator, door leading to:

En-suite Shower Room

5'2" x 5'6" (1.57m x 1.68m)

Three piece suite comprising vanity wash hand basin, tiled shower enclosure and low-level WC, radiator.

OUTSIDE

Driveway to the front of the property leading to the integral garage. Enclosed low maintenance garden to the rear with decked seating area leading to gravelled area and gated access to the rear.

Garage

16'1" x 7'10" (4.91m x 2.40m)

Up and over door to the front.

DISCLAIMER

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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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