



Gregory Street, Newton, Hyde, SK14 4NJ

Offers over £259,950

**** NO CHAIN ****

It is with great pleasure that we offer for sale this fabulous and Immaculate three bedroom semi detached property built in 2014 and situated on this sought after and popular Cotton Mills development in Newton, Hyde and offers a wealth of nearby amenities and transport links close by.

Located on a quiet cul de sac and being ready to move into having been much improved with many additional features this well planned property has been extremely well cared for and much improved by the present owners and is certainly a credit to them with accommodation that briefly comprises: To the ground floor, entrance hallway, cloakroom/WC, lovely bright and airy lounge with media style wall, superb fitted dining kitchen with fantastic breakfast bar and patio doors to the rear landscaped garden. To the first floor there is a good size landing, three good sized bedrooms (en suite shower room to main bedroom) and a superb contemporary family bathroom/WC with LED lighting. The property is Upvc double glazed throughout with composite front door and further benefits to the outside by a good sized and immaculate landscaped rear garden with decked patio area and a driveway providing parking for three vehicles thus ensuring that this property will appeal to even the most discerning of purchasers.

Immaculate - View Early to Avoid Disappointment!



GROUND FLOOR

Hallway

Door to front, glazed door to lounge, stairs to the first floor, radiator.

Living Room

14'1" x 12'4" (4.30m x 3.76m)

Upvc double glazed window to front, glazed door to hallway, door to inner hallway, fitted feature wall mounted media wall with downlighting and storage, TV aerial point, radiator.

Inner Hallway

Open plan.

Kitchen/Dining Room

13'3" x 15'6" (4.03m x 4.72m)

Fitted with a matching range of high gloss white base and eye level units with worktop space over, single drainer sink unit and mixer tap, integrated fridge/freezer, integrated dishwasher and washing machine, built-in oven, built-in four ring gas hob with extractor hood over, inset ceiling light points, Upvc double glazed patio doors to the rear garden, large fitted four seater breakfast bar with shelving, downlighting and mirror, inset ceiling spot lights, under stairs storage cupboard, decorative flooring and radiator.

Cloakroom/WC

3'4" x 6'2" (1.01m x 1.88m)

Contemporary fitted with two piece suite with wall mounted vanity wash hand basin, low level WC, decorative walls and large heated towel rail.

FIRST FLOOR

Landing

Access to roof void

Bedroom 1

11'4" x 12'6" (3.45m x 3.81m)

Upvc double glazed window to front, recess fitted wardrobe with vanity unit, TV aerial point, door to en suite and radiator.

En-suite Shower Room

Impressive modern three piece suite comprising vanity wash hand basin, large fully tiled shower enclosure with mixer shower shelf with LED lighting, low-level WC, Upvc double glazed window to front and heated towel rail.

Bedroom 2

11'0" x 8'8" (3.36m x 2.63m)

Double glazed window to rear, fitted wardrobes with mirror sliding doors and radiator.

Bedroom 3

12'1" x 6'7" (3.68m x 2.00m)

Upvc double glazed window to rear, radiator.

Bathroom/WC

6'10" x 6'2" (2.08m x 1.88m)

Fantastic fitted modern bathroom suite with jacuzzi bath with telephone shower attachment and rain shower over, wall mounted vanity hand basin, low level WC, fully tiled floor and walls, large wall mirror with LED lighting, heated towel rail.

OUTSIDE

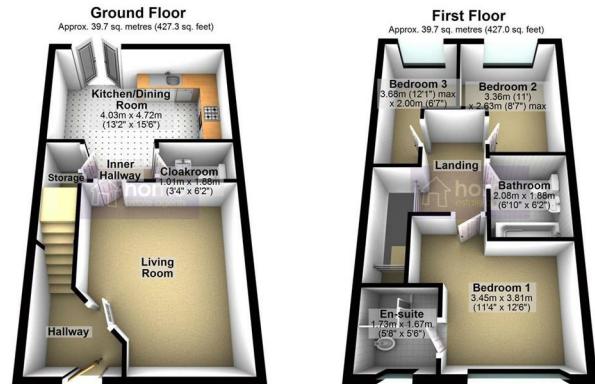
Gardens & Driveway

To the outside there is a good sized and immaculate landscaped rear garden with decked patio area and a driveway providing parking for three vehicles to the front.

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. 79.4 sq. metres (854.3 sq. feet)

