



## Andrew Street, Hyde, SK14 2PA

**Offers in the region of £250,000**

Nestled on the charming Andrew Street in Hyde, this beautiful Victorian terrace house, built in 1890, offers a delightful blend of period features and modern living. Spanning three floors, the property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout of the house is both practical and appealing, providing a comfortable flow throughout the living areas. The property also features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the secure private rear yard, offering a tranquil outdoor space for relaxation or gardening. Additionally, parking is conveniently available directly outside your front door, a rare find in many urban settings.

Location is key, and this property does not disappoint. Just a ten-minute walk from Godley Hyde Train Station, commuting to nearby towns and cities is both easy and efficient. The surrounding area is rich in local amenities, parks, and schools, making it a perfect choice for families and professionals alike.

In summary, this Victorian terrace house on Andrew Street presents a wonderful opportunity to own a piece of history while enjoying the comforts of modern living. With its spacious layout, secure outdoor space, and convenient location, it is a property not to be missed.



## GROUND FLOOR

### Porch

Newly fitted composite front door with window above, decorative flooring and double doors to the entrance hallway.

### Entrance Hall

Stairs to the first floor, decorative flooring, double doors to the porch, stairs to the first floor, radiator.

### Lounge

11'6" x 16'5" (3.50m x 5.00m)

Window to front, fitted feature fire surround with fire inset, TV aerial point, wooden flooring, ceiling cornices and picture rail, radiator.

### Dining Room

11'10" x 12'7" (3.60m x 3.83m)

Window to rear, wooden flooring, fitted feature fire surround, ceiling cornices, cupboard housing the gas central heating boiler, radiator.

### Kitchen

15'2" x 8'2" (4.63m x 2.50m)

Double glazed windows to the rear and fitted with a matching range of base and eye level units with worktop space over, single drainer sink, fitted five ring gas hob & electric oven below, space for fridge freezer, door to the basement rooms, wooden flooring, tiled walls, composite double glazed door to the rear garden.

## FIRST FLOOR

### Landing

Large landing area, with great sized storage cupboard with access to the roof void. Laminate wooden floor, fitted drawer and cupboard unit.

### Bedroom 1

11'6" x 11'8" (3.50m x 3.56m)

Window to front, laminate wooden floor, fitted wardrobe with sliding doors and radiator.

### Bedroom 2

9'3" x 12'9" (2.81m x 3.88m)

Window to rear, laminate wooden floor, radiator.

### Bedroom 3

11'7" x 9'1" (3.53m x 2.77m)

Window to front, laminate wooden floor, radiator.

### Bathroom/WC

Large contemporary bathroom suite in white with panelled bath with electric shower over and shower screen, pedestal wash hand basin, low level WC, decorative flooring, part tiled walls, window to rear, radiator.

## BASEMENT FLOOR



### Basement One

21'1" x 11'0" (6.43 x 3.37)

Gas and electric meters, under stairs storage area

### Basement Two

11'9" x 10'3" (3.60 x 3.13)

### Basement Three

11'9" x 10'5" (3.60 x 3.20)

## 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.

## OUTSIDE

### Gardens & Parking

Fully enclosed rear garden with decorative imprinted concrete, walled boundaries, gate to rear. Readily available parking to the front and close by, the vendor states they currently have three vehicles have no issues for parking .



Total area: approx. 158.0 sq. metres (1700.9 sq. feet)