



## Bradley Green Road, Newton, Hyde, SK14 4LY

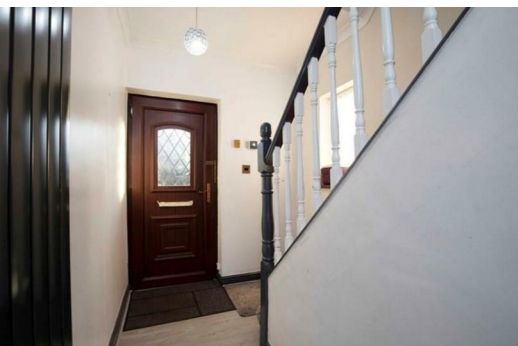
### Offers in the region of £260,000

\*\*\*\*VIEWINGS ON HOLD\*\*\*\*\* INVESTORS ONLY \*\*\*\*\* Home Estate Agents are pleased to offer for sale this excellent family sized extended four bedroom semi detached property situated in the popular residential area of Newton, close to local primary schools, local public transport and within a few minutes walk to the local retail outlets.

The well planned and deceptively spacious accommodation briefly comprises: Entrance hallway, lounge, large fitted kitchen with dining area with conservatory beyond and good sized dining room to the ground floor. Whilst to the first floor there are four good sized bedrooms and bathroom/WC, whilst to the outside there is a front garden with good sized off road parking to the side, whilst to the rear is a good sized raised decked area and small garden to the rear. The property is further enhanced by gas central heating and double glazing and an early viewing is strongly recommended!

\*\*\*\*\*PROPERTY IS CURRENTLY TENANTED TILL MAY 2024 - RENT RECEIVED £1350 PCM\*\*\*\*\*

Excellent Sized Family Accommodation - Viewing Essential!





## GROUND FLOOR

### Hallway

### Lounge

11'0" x 14'6" (3.35m x 4.42m)

### Kitchen/Dining Room

10'11" x 20'10" (3.33m x 6.36m)

### Dining Room

10'10" x 10'2" (3.30m x 3.10m)

### Conservatory

## FIRST FLOOR

### Landing

### Bedroom 1

11'1" x 14'0" (3.37m x 4.26m)

### Bedroom 2

10'10" x 14'0" (3.31m x 4.26m)

### Bedroom 3

10'10" x 10'2" (3.31m x 3.10m)

### Bedroom 4

7'11" x 9'1" (2.41m x 2.78m)

### Bathroom

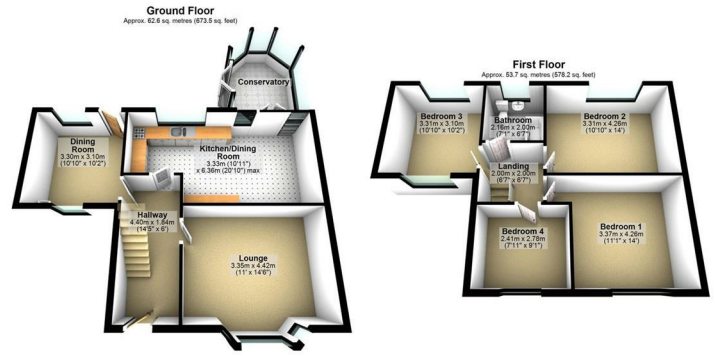
## OUTSIDE

### Gardens & Driveway

## 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/herself 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. 116.3 sq. metres (1251.6 sq. feet)

