



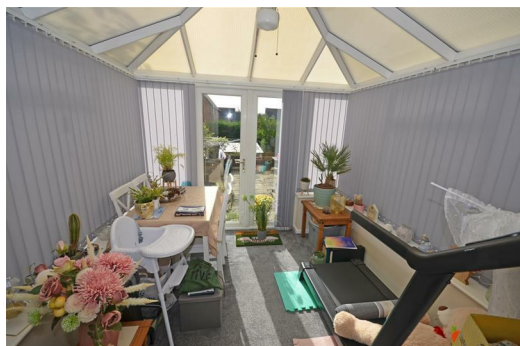
## Stansfield Road, Hyde, SK14 4BB

**Offers over £199,950**

Home Estate Agents are pleased to offer for sale this superb three bedroom mid terraced property ideally located close to Hyde Town centre, amenities and transport links with the added benefit of having gardens to the front and rear, off road parking and detached garage ensuring that this property will appeal to even the most discerning of purchasers.

The well planned and deceptively spacious accommodation has been well cared for by the current owners and briefly comprises: Entrance hallway, large lounge through dining room opening to the good sized conservatory, fitted kitchen and a rear hallway. Whilst to the first floor there are three bedrooms and a bathroom/WC. As previously mentioned the property has excellent sized gardens to the front and rear with driveway to the front and a detached garage to the rear. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

View Early to Avoid Disappointment!!



## GROUND FLOOR

### Hall

Composite double glazed front door, stairs to the first floor,

### Kitchen

7'8" x 12'5" (2.34m x 3.79m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, space for cooker, plumbing and space for automatic washing machine and dishwasher, double glazed window to the front, tiled floor, gas central heating boiler and radiator.

### Lounge/Dining Room

18'3" x 13'1" (5.56m x 3.98m)

Double doors to the conservatory, fitted feature fire surround, dado rail, door to rear hallway, TV aerial point, radiator.

### Conservatory

Upvc double glazed with double door to rear garden.

### Rear Hall

Door to rear garden, under stairs storage.

## FIRST FLOOR

### Landing

Access to roof void.

### Bedroom 1

14'6" x 11'8" (4.42m x 3.55m)

Upvc double glazed window to front, radiator.

### Bedroom 2

11'8" x 11'7" (3.56m x 3.54m)

Upvc double glazed window to rear, radiator.

### Bedroom 3

11'6" x 6'4" (3.50m x 1.92m)

Upvc double glazed window to front, radiator.

### Bathroom

Excellent sized fitted shower cubicle with shower and screen, pedestal wash hand basin, low level WC, tiled walls, Upvc double glazed window to rear, radiator.

## OUTSIDE

### Gardens & Driveway

To the outside there are excellent sized gardens to the front and rear with driveway to the front and a detached garage to the rear.

### Garage

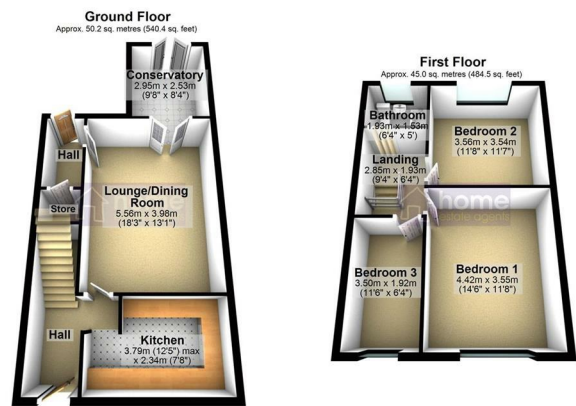
15'5 x 8'7 (4.70m x 2.62m)

Up and over door, personal door, power and light.

## 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. 95.2 sq. metres (1024.9 sq. feet)

