



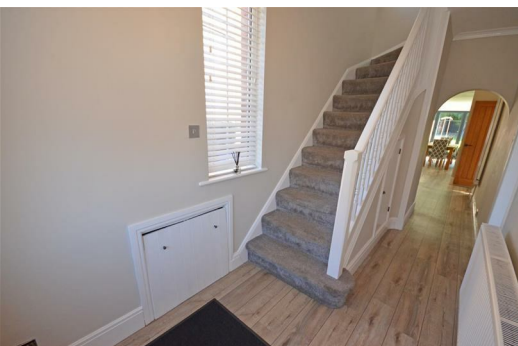
Lodge Lane, Flowery Field, Hyde, SK14 4JX

Price £300,000

Sumptuous living accommodation is afforded by this superbly renovated three bedroom extended semi detached property, occupying a fine and generous plot being beautifully appointed this well presented property offers family sized and ready to move into accommodation of which only a full personal inspection will fully reveal.

Offered for sale "Chain Free" the well planned and spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: Entrance hallway, lovely bright and airy lounge with bay window, inner hallway with access to the large downstairs cloakroom/WC, great sized dining room with patio doors and overlooks the generously sized rear garden, luxury recently refitted family room/breakfast kitchen with bi-fold doors opening to the great sized rear garden. Whilst to the first floor there are three excellent sized bedrooms and a luxurious four piece bathroom/WC. To the outside the property boasts a block paved driveway to the front and a lovely sized and well maintained rear garden with paved walkways and block paved patio area. The property is double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers!

Impressive Property Throughout - Viewing Essential!



GROUND FLOOR

Entrance Hall

Upvc double glazed front door, Upvc double glazed window to side, wooden flooring, stairs to the first floor with under stairs storage and radiator.

Lounge

11'10" x 11'11" (3.61m x 3.63m)

Fantastic lovely bright and airy room with bay Upvc double glazed window, ceiling cornices, TV aerial point, fitted feature fire surround with fire inset, wall light points and radiator.

Inner Hallway

Open plan with wooden flooring doors to rooms and storage cupboard, radiator.

Cloakroom

13'1" x 3'5" (3.99m x 1.04m)

Upvc double glazed windows to side, vanity wash hand basin, low level WC, part tiled walls, wooden flooring, ceiling cornices, great sized storage room

Dining Room

15'2" x 10'9" (4.62m x 3.28m)

Upvc double glazed patio doors and windows flooding the room with light and provides access to the partial astro turf rear garden, ceiling cornices, TV aerial point, fitted feature fire surround with wood burner, radiator.

Kitchen/Dining/Family Room

16'8" x 12'8" (5.09m x 3.85m)

Great sized family/dining/breakfast room and fitted with a matching range of white gloss base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, plumbing and space for automatic washing machine, fitted four ring gas hob with extractor hood above, fitted double oven with combination microwave above, space for American style fridge freezer, Double glazed Bi-fold patio doors to the great sized rear garden, wooden flooring, part tiled walls, inset ceiling spot lights, gas central heating boiler and radiator.

FIRST FLOOR

Landing

Upvc double glazed window to side, access to roof void with skylight window

Bedroom 1

13'6" x 11'2" (4.12m x 3.40m)

Upvc double glazed bay window to front, ornate cast iron fireplace, TV aerial point and radiator.

Bedroom 2

13'6" x 10'6" (4.11m x 3.21m)

Upvc double glazed box window to rear, ornate cast iron fireplace, TV aerial point and radiator.

Bedroom 3

7'0" x 6'11" (2.13m x 2.10m)

Upvc double glazed window to front, dressing/wardrobe area and radiator.

Bathroom/WC

Contemporary four piece bathroom suite in white comprising corner bath, separate fitted corner shower cubicle with mixer shower, vanity wash hand basin, low level WC, tiled walls, Upvc double glazed window to the rear, heated towel rail.

OUTSIDE

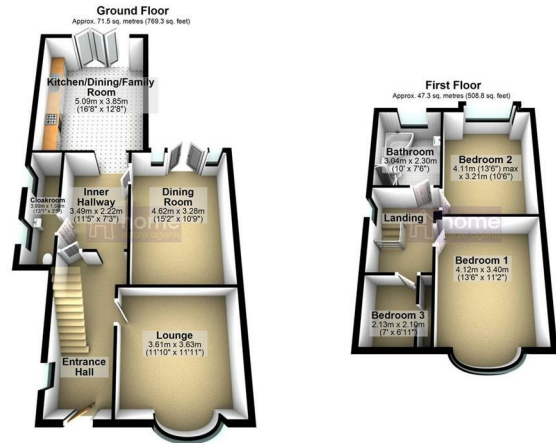
Gardens & Driveway

To the outside the property boasts a block paved driveway to the front and a lovely sized and well maintained lawned rear garden with astro turfed lawned area, paved walkways and block paved patio area, fenced boundaries.

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. 118.7 sq. metres (1278.0 sq. feet)

