



Washford Avenue, Mottram, Hyde, SK14 3GS

Offers in the region of £280,000

---- 3D FLOORPLANS ---- Home Estate Agents are pleased to offer for sale this immaculate family home, located on a quiet yet convenient cul de sac with accommodation set over three floors offering four bedrooms, two reception rooms, a lovely landscaped garden to the rear, double driveway to the front and only a full personal inspection will fully reveal the property that is on offer.

A full personal internal inspection is highly recommended and will reveal well planned accommodation that briefly comprises: To the ground floor entrance hall, cloakroom/WC, dining room/bedroom five (if required), and an excellent sized open plan kitchen/dining/family room. To the first floor lies the master bedroom with en suite shower room and the second bedroom, whilst to the second floor there are two further excellent sized bedrooms and a contemporary fitted three piece family bathroom. Externally to the rear is a landscaped turfed garden with patio area and path, whilst to the front is double tarmac drive providing of road parking for two cars.

Viewing are highly recommended and are strictly by appointment only!



GROUND FLOOR

Hallway

Composite double glazed front door, wooden flooring, storage cupboard with double opening doors, stairs to the first floor and radiator.

Cloakroom/WC

In white with corner wash hand basin, low level WC, wooden floor and radiator.

Dining Room/Bedroom 5

9'6" x 6'4" (2.90m x 1.93m)

Upvc double glazed window to the front, central light fitment over dining table and radiator.

Open Plan Living/Kitchen

20'1" x 13'1" (6.11m x 3.98m)

Fantastic room with a matching range of contemporary base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above and electric oven below, integrated dishwasher, integrated fridge freezer, integrated and plumbing for washing machine, opening to the family room with patio doors leading to the landscaped rear garden, under stairs storage cupboard, radiator.

FIRST FLOOR

Landing

Stairs to the second floor, radiator.

Bedroom 1

10'1" x 13'1" (3.08m x 3.98m)

Matching range of fitted wardrobes, TV aerial point, Upvc double glazed window to the rear, radiator.

En-suite Shower Room

Fitted tiled shower cubicle with mixer shower, pedestal wash hand basin, low level WC, Upvc double glazed window to side, part half tiled wall, radiator.

Bedroom 2

12'0" x 13'1" (3.66m x 3.98m)

Upvc double glazed window to the front, TV aerial point, radiator.

SECOND FLOOR

Landing

Stairs descending to the first floor, radiator.

Bedroom 3

10'3" x 13'1" (3.12m x 3.98m)

Upvc double glazed window to the front elevation, storage cupboard and radiator.

Bedroom 4

11'7" x 13'1" (3.53m x 3.98m)

Velux double glazed window to the rear elevation, fitted wardrobes and radiator.

Bathroom/WC

White contemporary bathroom suite with panelled bath, pedestal wash hand basin, low level WC, radiator.

OUTSIDE

Gardens & Driveway

Externally to the rear is a landscaped turfed garden with patio area and paved path, fenced boundaries, whilst to the front is double tarmac drive providing of road parking for two cars.

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. 108.2 sq. metres (1164.4 sq. feet)

