

**73 Woodfield Avenue, Hyde, Tameside, SK14 5BA**



- NO VENDOR CHAIN
- Semi Detached Family Home
- FOUR Bedrooms
- En-suite & Family Bathroom
- Hallway & Ground Floor w/c

- Spacious Lounge
- Kitchen/Diner
- Garage & Double Driveway
- Private Front & Rear Gardens
- Excellent Transport Links

# 73 Woodfield Avenue, Hyde, Tameside, SK14 5BA

## MAIN DESCRIPTION

### \*\*\*NO VENDOR CHAIN\*\*\*

Stepping Stones are delighted to offer for sale this immaculately present Semi-Detached Family Home situated within a residential area close to both Hyde Town Centre and the charming village of Gee Cross with excellent transport links and local schools and shopping facilities.

The internal accommodation is tastefully decorated and well-presented throughout and is the perfect size for a medium to large family and in brief comprises; Entrance Hallway, very spacious Lounge with bay window and patio doors, Kitchen/Diner, Ground Floor w/c and Integral Garage to the ground floor. The first floor offers a Family Shower Room, Four Bedrooms, three of which are double with the Main having a full En-suite Bathroom

Externally to the front is a lawn garden and double driveway and gated side access to a private and fully enclosed rear garden with lawn and patio areas and raised deck patio directly from the lounge. Workshop and Storage Shed





# 73 Woodfield Avenue, Hyde, Tameside, SK14 5BA

## ENTRANCE HALLWAY

External door providing access to the Entrance Hallway with stairs to the first floor accommodation, meter point cupboard,, wall-mounted radiator, unique designed ceiling light track, internal doors to the ground floor accommodation.



## LOUNGE

21' 5" x 10' 7" (6.53m x 3.23m) A very generous lounge with the uPVC double glazed bay window to the front elevation and patio doors providing access to the rear garden, feature gas coal effect fire, 2 x ceiling light points, wall-mounted radiator x 2, internal timber and glazed door to hallway.



## KITCHEN/DINER

16' 8" x 12' 7" (5.08m x 3.84m) narrowing to 10'0" A spacious kitchen diner with a range of high and low fitting kitchen units with contrasting work surfaces and splash back, central Island breakfast bar with storage, integrated eye double oven and microwave oven and four ring gas hob with over hob extractor fan, wine fridge, stainless steel sink and drainer unit with mixer tap, Integrated fridge, uPVC double glazed windows to the rear elevation and external door providing access to the rear garden, feature circular window, Velux ceiling windows x 2, wall-mounted radiators x 2, under stair pull out storage unit, internal door to ground floor WC and garage, ceiling spotlights.



## INNER HALLWAY

Accessed from the kitchen with ceiling spotlights, internal doors to ground floor WC and integral garage.



## GROUND FLOOR W/C

5' 3" x 3' 0" (1.6m x 0.91m) A two-piece suite comprising, WC and sink cabinet unit, ceiling spotlights, uPVC double glazed window to the side elevation.



# 73 Woodfield Avenue, Hyde, Tameside, SK14 5BA

## INTEGRAL GARAGE

15' 3" x 10' 2" (4.65m x 3.1m) Ceiling light point, wall-mounted boiler, power points, water meter.

## LANDING

Stairs from the ground to the first floor, internal doors to the first floor accommodation.

## MAIN BEDROOM

14' 5" x 10' 0" (4.39m x 3.05m) A generous double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, 2 x wall light points, ceiling spotlights, internal door to full en-suite bathroom.

## EN-SUITE BATHROOM

10' 4" x 6' 8" (3.15m x 2.03m) A four-piece suite comprising; low-level w/c, attractive freestanding bath with shower and mixer tap, separate shower cubicle with rainfall and handheld showerheads and sink cabinet unit, splash back tiling, wall mounted chrome heated towel rail, ceiling spotlights, uPVC double glazed window to the rear elevation.

## BEDROOM TWO

11' 8" x 10' 5" (3.56m x 3.18m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling fan light, built-in wardrobe.

## BEDROOM THREE

11' 7" x 10' 5" (3.53m x 3.18m) A further double bedroom with uPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point.

## BEDROOM FOUR

7' 7" x 6' 5" (2.31m x 1.96m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



## 73 Woodfield Avenue, Hyde, Tameside, SK14 5BA

### FAMILY BATHROOM

6' 3" x 5' 4" (1.91m x 1.63m) A three-piece suite comprising; low level WC, pedestal sink unit and corner shower, splash back tiling, extraction fan, wall-mounted radiator, uPVC double glazed window to rear elevation.

### EXTERNAL

FRONT - Front lawn garden and double driveway and gated side access to the rear

REAR - A private and fully enclosed rear garden with lawn and patio areas and raised deck patio directly from the lounge. Workshop and Storage Shed.

### DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £15.00 per annum (£7.50 every 6 months)

Leasehold Term Remaining - 978 years

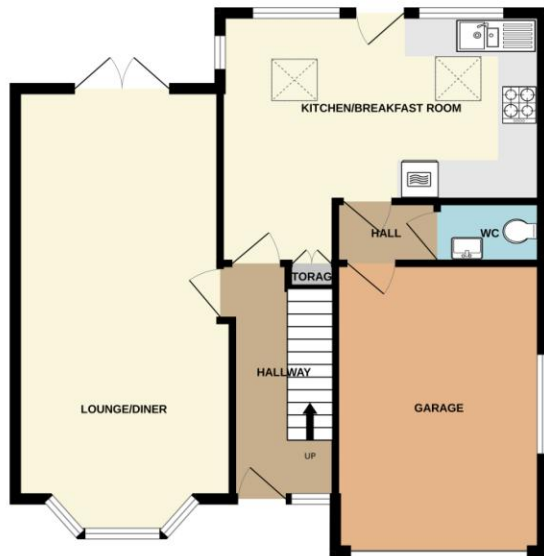
Council Tax Band - C

EPC Rate - D





GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

#### FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.  
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.  
Company Registration Number 10234493. VAT Registration Number 289737140.