



65 HAYCOCK CLOSE, SK15 2UD
£465,000

 4  2  2



DESCRIPTION

A SUPERB OPPORTUNITY TO PURCHASE THIS BEAUTIFULLY PRESENTED 1926-SQFT FOUR BEDROOM DETACHED WHICH FORMS PART OF A HIGHLY SOUGHT AFTER LOCATION JUST STEPS AWAY FROM STAYLYHILL JUNIOR AND INFANT SCHOOL.

This fantastic family home has been presented to an excellent standard throughout. Benefits include a contemporary kitchen with integrated appliances, two integral garages, large lounge/dining room, master bedroom with en-suite and a sizeable rear garden.

In brief the accommodation comprises: entrance porch, downstairs WC, large lounge/dining room, modern breakfast kitchen, high quality conservatory and a double integral garage completes the ground floor. To the first floor there is a family bathroom which has been fitted with a white suite, four well proportioned bedrooms including the master which is serviced by an en-suite shower room. Externally to the rear there is a good sized and secure garden which is mainly laid to lawn with an initial patio area. To the front there are further gardens and a double driveway.

Please note the loft space above one of the garage has been part converted and is currently being used as a home office but would be suitable for a variety of uses including additional storage.

Council Tax Band: E (Tameside)

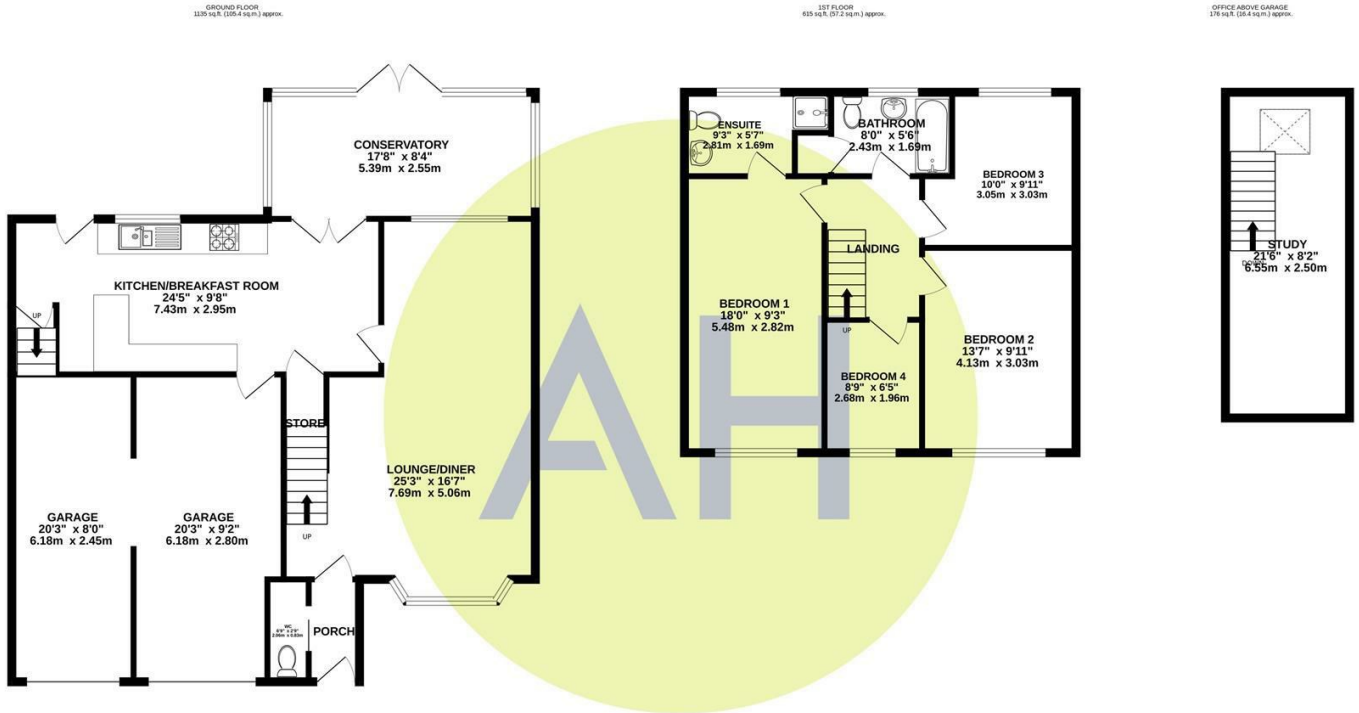
Tenure: Leasehold 955 years remaining (Please confirm via your solicitor)

KEY FEATURES

- Four bedroom detached
- Close to Stalyhill Infant & Primary School
- Double integrated garage
- Downstairs WC
- Presented to an excellent standard
- Over 1900-SqFt of accommodation
- Master bedroom with en-suite
- Modern kitchen with integrated appliances







TOTAL FLOOR AREA: 1926 sq.ft. (178.9 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.
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ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

