



Ferndale, Hyde SK14 4GP

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Presenting an immaculate detached house for sale, situated in an enviable, sought-after location. This property is within easy reach of public transport links, local amenities, and a stone's throw away from green spaces and scenic walking routes, making it an ideal home for families. The vicinity of nearby schools and the historic St Mary's Church adds to the charm of the locale.

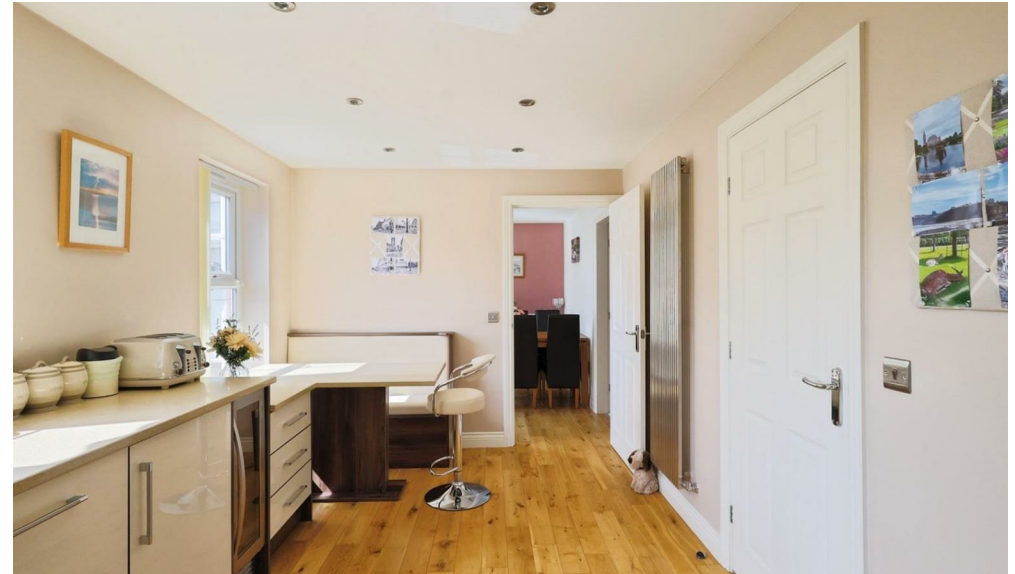
The property holds four spacious bedrooms, each featuring built-in wardrobes. The master bedroom is complemented by a luxurious en-suite. The property also boasts two reception rooms, one with large windows flooding the room with natural light, and the other offering a beautiful garden view with access to the south-facing garden.

The heart of the home is a beautifully designed open-plan kitchen, blessed with an abundance of natural light. It features a breakfast area and a separate utility room adding to the functionality of the space. The property also benefits from a separate office room, a WC, and ample storage space, ensuring every need is catered for.

Externally, the property enjoys a large driveway leading to a double garage with reinforced doors. The south-facing garden is a real treat, providing a perfect space for relaxation or family activities. Further unique features include an orangery.

With a Council Tax Band E, this property is a rare opportunity to acquire a family home in perfect condition with everything you could wish for.
EPC -TBC





Lounge

15'4 x 14'0

Dining Room

10'10 x 8'10

Kitchen

16'6 x 8'10

Office

7'5 x 5'7

Bedroom 1

13'11 x 13'6

Bedroom 2

11'2 x 10'7

Bedroom 3

13'7 x 10'1

Bedroom 4

10'1 x 8'11

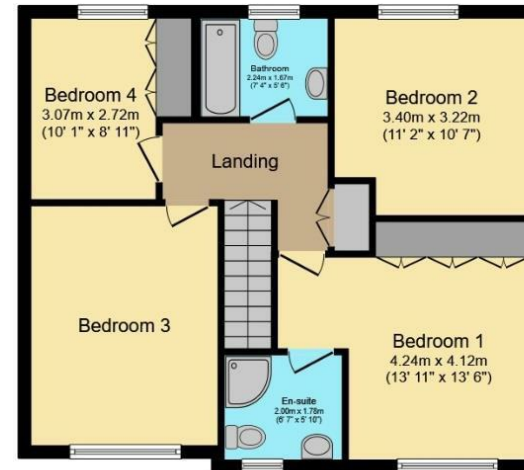




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Ground Floor



First Floor

Total floor area 139.1 sq.m. (1,497 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stalybridge & Tameside -
0161 870 1980 <https://www.hunters.com>

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