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Woodside Farm Everest Road, Hyde, SK14 4DX

£535,000

Homes like this don't come to market very often.

This three bedroom semi detached farmhouse has a real sense of character from the moment you arrive, with its stone façade and traditional mullion windows setting the tone. It's clear that the current owners have taken great care to modernise the property, while still keeping the charm and features that make it so special.

Inside, the layout works beautifully for day-to-day living. You're welcomed by an entrance hallway, leading through to a spacious dining room that's ideal for family meals or entertaining. The lounge offers a more relaxed setting, centred around a log burning stove that adds both warmth and character.

The kitchen has a classic country feel, complemented by three Velux windows above which bring in plenty of natural light throughout the day. To the rear, a porch with a stable door provides direct access out to the garden - a practical and fitting addition to the home.

Upstairs, there are two well proportioned double bedrooms, a single bedroom, a generous family bathroom, and an en suite to the main bedroom.

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Despite the semi-rural feel, the property is well placed for everyday convenience. There are a range of local shops and supermarkets nearby for day-to-day essentials, including a Co-Op and a One Stop Convenience store, along with a selection of well-regarded primary and secondary schools within easy reach.

For those needing to commute, there are several train stations close by, including Newton for Hyde and Godley, providing straightforward links into Manchester and the surrounding areas. The area also offers a good balance of accessibility and green space, with countryside walks and open areas never far from your doorstep.

Hallway
Window to front elevation. Stairs to first floor. Ceiling light. Access to under stairs storage. Door to:

Dining Room
12'4" x 14'10" (3.75m x 4.51m)
Two windows to rear elevation. Feature fireplace with inset living flame effect electric stove. Wall lights.

Living Room
19'6" x 16'10" (5.95m x 5.14m)
Mullion windows to rear elevation. Feature fireplace with inset log burning stove and timber mantle with built in shelving for log storage. Feature beams to ceiling. Two column radiators. Door to:

Kitchen
19'6" x 7'7" (5.95m x 2.30m)
Fitted with matching range of base and eye level units with coordinating worktops over. Range cooker. One and a half bowl ceramic sink with drainer and mixer tap. Plumbed for automatic washing machine. Space for dishwasher. Window to side elevation. Three Velux Windows. Window to front elevation. Door to rear porch.

Rear Porch
Window to rear elevation. Space for fridge freezer. Stable door leading to rear garden.

Stairs and Landing
Doors to bedrooms and bathroom.

Bedroom One
15'10" x 15'7" (4.82m x 4.76m)
Window to rear elevation with views overlooking the rear garden. Built in wardrobe. Wall light points. Radiator. Door to:

En-suite
Shower cubicle with mixer rain shower head. Vanity unit with inset wash hand basin and low level WC, tiled walls. Ceiling light.

Bedroom Two
11'8" x 11'10" (3.56m x 3.61m)
Window to side elevation. Window to rear elevation with views over garden. Radiator.

Bedroom Three
7'6" x 11'3" (2.29m x 3.43m)
Window to side elevation. Radiator.

Bathroom
Three piece bathroom suite comprising panelled bath with mixer shower and shower screen, vanity unit with hand wash basin and low level WC. Tiled walls. Window to rear elevation. Radiator.

Outside and Gardens
Extensive gardens to side and rear with fenced borders and planted borders. Large shed. Two large decked areas.

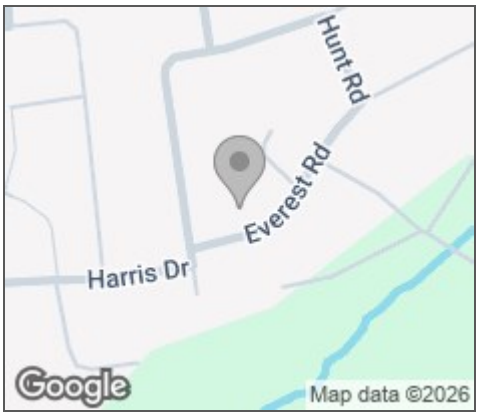
The home also comes with the added benefit of a long term lease on 6 acres of land directly behind the fenced boundary.

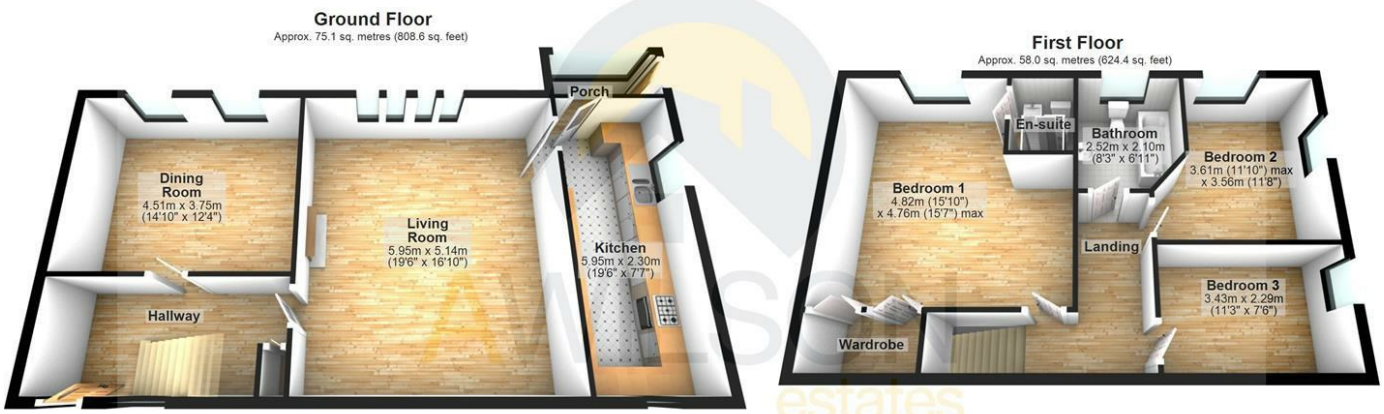
Parking is readily available with communal parking at the head of the plot, and additional space for private parking to side of property.

Additional Information
Tenure: Freehold
EPC Rating: E
Council Tax Band: E

Utilities: In keeping with its rural setting, the property is heated via an oil-fired central heating system, with a storage tank positioned within the grounds. This type of system is commonly found in homes of this nature and offers an effective and independent way of heating the property. Waste is managed via a septic tank, again typical for properties in more semi-rural locations.

Tel: 0161 303 0778

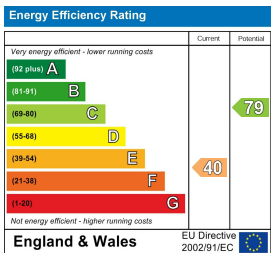


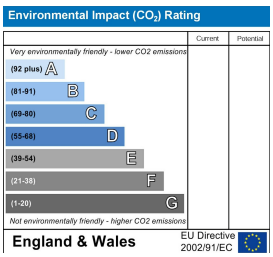


Total area: approx. 133.1 sq. metres (1433.1 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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