



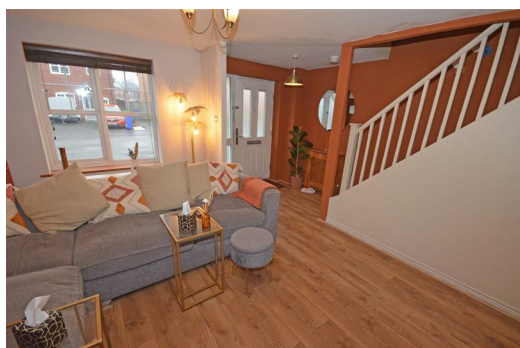
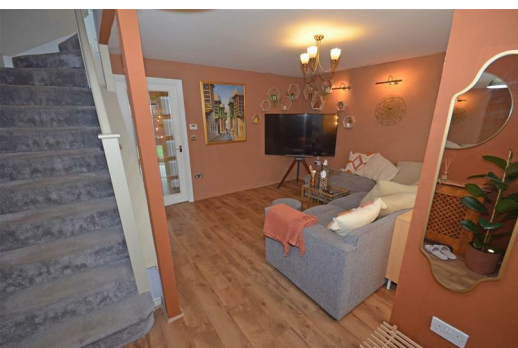
Keel Drive, Newton, Hyde, SK14 4TY

Price £245,000

Make us an offer on this ideally located, quiet cul de sac positioned immaculate three bedroom much improved mid mews property situated on the ever popular Cotton Mills Development offering impressive and ready to move into accommodation of which only a full internal inspection will fully reveal.

The property has been well cared for and much improved by the present owners with well planned and spacious accommodation that briefly comprises: To the ground floor is a larger than average open plan lounge, fantastic fitted dining kitchen with patio doors to the rear garden and an inner hallway with a lovely downstairs cloakroom/WC and storage cupboard. To the first floor there are three good sized bedrooms (Master bedroom with en suite shower room) and a family bathroom/WC. The property is further served by gardens to the front and rear with driveway for two vehicles to the front with EV charging point and with the rear garden being Astro turfed with paved patio area for ease of maintenance.

Impressive Property and Immaculate Throughout - View Today!



GROUND FLOOR

Lounge

14'1" x 12'4" (4.30m x 3.76m)

Composite double glazed front door with finger print/coded entry, the lounge has been opened up to create a larger than average lovely open plan lounge with open plan staircase to the first floor, double glazed window to front, wooden flooring, TV aerial point, wall light points, radiator.

Inner Hallway

Door to storage cupboard, door to downstairs cloakroom.

Cloakroom/WC

Two piece suite comprising, pedestal wash hand basin, low level WC, splash back tiling, radiator.

Store

Kitchen/Dining Room

9'6" x 15'6" (2.90m x 4.72m)

Fitted with a matching range of base and eye level units with worktop space over, single drainer sink unit with mixer tap, integrated fridge/freezer, dishwasher and washing machine, built-in oven, built-in gas hob with extractor hood over, two windows to rear with patio doors to the rear garden, radiator.

FIRST FLOOR

Landing

Access to roof void, radiator.

Bedroom 1

11'4" x 11'5" (3.45m x 3.48m)

Double glazed window to front, fitted wardrobes with sliding doors, radiator.

En-suite Shower Room

Fitted shower cubicle, pedestal wash hand basin, low level WC, double glazed window to front, radiator.

Bedroom 2

11'0" x 8'8" (3.36m x 2.63m)

Double glazed window to rear, radiator.

Bedroom 3

12'1" x 6'7" (3.68m x 2.00m)

Double glazed window to rear, radiator.

Bathroom/WC

6'10" x 6'2" (2.08m x 1.88m)

Three piece suite comprising panelled bath with mixer tap shower over, wall mounted vanity wash hand basin and low level WC, part tiled walls, radiator.

OUTSIDE

Gardens & Driveway

The property is further served by gardens to the front and rear with driveway for two vehicles to the front and the rear garden being Astro turfed with paved patio area for ease of maintenance. Electric car point to front driveway.

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.

