



3 The Croft, Hyde, SK14 6NA

£325,000

Welcome to The Croft, an exclusive cul de sac located away just off Stalybridge Road in Mottram. It's one of those hidden spots that many people drive past every day without ever realising it's there. With only a handful of homes, The Croft has a peaceful, tucked away feel, yet you're still just a short distance from everything you need day to day.

A Wilson Estates are delighted to offer for sale this three bedroom detached bungalow, complete with gardens, driveway parking and a detached garage. Ready for its next chapter, this spacious bungalow offers the chance to refresh and personalise a home in a well regarded and established setting.

As you approach a driveway and detached garage greet you. The bungalow features decorative metal boundary fencing creating a welcoming first impression. Step inside and you'll find a generous entrance hallway with a useful built-in storage cupboard.

Positioned at the front of the property, the kitchen is fitted with modern cashmere gloss units complemented by coordinating work surfaces, providing plenty of storage and workspace.

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The location strikes an excellent balance between countryside surroundings and everyday convenience. Stalybridge Road provides easy access to the M67, M60 and A57 Snake Pass, making travel across Greater Manchester and into the Peak District straightforward. A range of local amenities can be found nearby, including a convenience store, post office, library, church and Tesco Superstore.

Hallway

11'2" x 6'7" (3.40m x 2.00m)

Door to:

Lounge

14'1" x 19'7" (4.29m x 5.97m)

Two double radiators. Two pendant ceiling lights. Sliding door leading out to garden.

Kitchen

9'11" x 13'10" (3.02m x 4.22m)

Fitted with matching range of base and eyelevel units with coordinating worktops over. One and a half bowl stainless steel sink with mixer tap and drainer. Freestanding oven with extractor hood over. Plumbed for automatic washing machine. Space for dishwasher. Space for fridge freezer. Strip light to ceiling. Wall mounted Worcester Combi boiler. Window to front elevation. Window to side elevation. Door leading out to garden.

Bedroom One

12'10" x 11'10" (3.91m x 3.61m)

Fitted wardrobes. Window to side elevation. Double radiator. Ceiling light.

En-suite

6'11" x 7'1" (2.11m x 2.16m)

Fitted with white three-piece suites comprising of corner shower unit, WC, and hand wash basin. Double radiator. Ceiling light. Window to rear elevation.

Bedroom Two

11'2" x 8'2" (3.40m x 2.49m)

Window to side elevation. Double radiator. Ceiling light.

Bedroom Three/ Dining Room

7'6" x 10'9" (2.29m x 3.28m)

Window to front elevation. Ceiling light. Double radiator.

Bathroom

5'7" x 7'1" (1.70m x 2.16m)

Fitted with three piece suite with comprising, bath, wash hand basin and WC.

Outside and Gardens

Block paved driveway to side. Detached garage.

Enclosed garden to side elevation with patio and raised lawn area with planted borders.

Garage

15'2" x 9'1" (4.63m x 2.77m)

Up and over door.

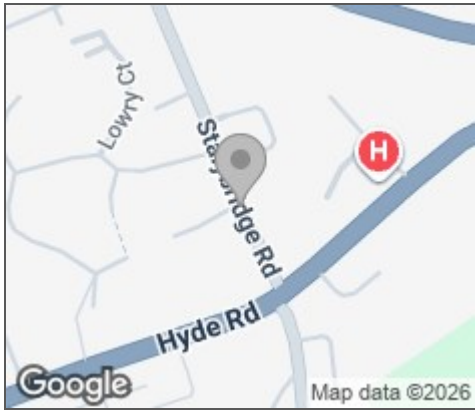
Additional Information

Tenure: Leasehold

EPC Rating: TBC

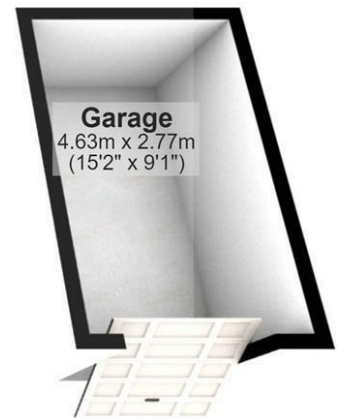
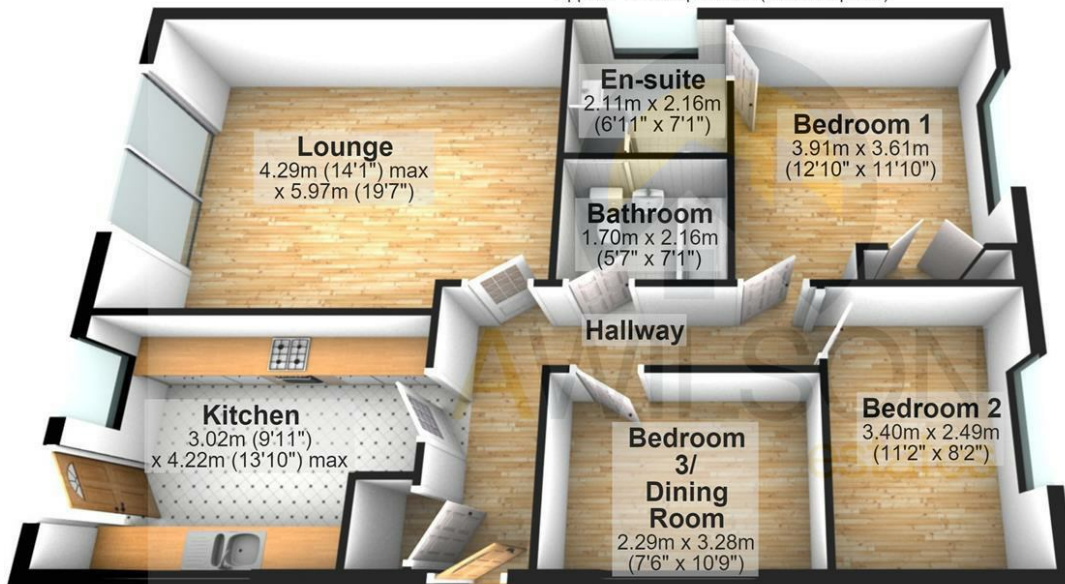
Council Tax Band: D





Ground Floor

Approx. 100.0 sq. metres (1076.9 sq. feet)



Total area: approx. 100.0 sq. metres (1076.9 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.

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	

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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