



Pudding Lane
Hyde, SK14 3FJ

Offers over £245,000

This well presented three-bedroom semi-detached property is situated in a sought-after residential area of Hyde. Positioned within close proximity to local schools, a variety of everyday amenities, the train station, and excellent motorway connections, this spacious home provides convenience and accessibility for modern family living.

Upon entering you are welcomed into the hall which provides access to a useful ground-floor cloakroom. The contemporary kitchen/breakfast room offers a practical and attractive space fitted with modern units, ample worktop space, and room for dining, making it the heart of the home. To the rear, the spacious lounge is perfect for both relaxing and entertaining, featuring French doors that open out onto the rear garden, allowing for an abundance of natural light and an easy flow to the outdoor space.

On the first floor, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the other two bedrooms are serviced by a modern family bathroom.

Externally, the property enjoys excellent kerb appeal with a block-paved double driveway providing off-road parking for multiple vehicles. The rear garden is fully enclosed, mainly laid to lawn and offering a safe and private space ideal for children to play, summer gatherings, or simply relaxing outdoors.

Combining modern design and a prime location, this superb home is perfect for buyers seeking a turn-key property in a family-friendly neighbourhood. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.



GROUND FLOOR

Hall

Door to front, stairs leading to first floor, doors leading to:

Cloakroom

Two piece suite comprising, wash hand basin and low-level WC.

Kitchen/Breakfast Room 12'2" x 8'0" (3.71m x 2.43m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated dishwasher, integrated washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front.

Lounge 14'6" x 15'0" (4.43m x 4.56m)

Radiator, door to storage cupboard, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 14'2" x 8'5" (4.31m x 2.57m)

Double glazed window to rear, radiator, fitted bedroom furniture, door leading to:

En-suite Shower Room

Three piece suite comprising tiled shower area, wash hand basin and low-level WC, radiator.

Bedroom 2 10'2" x 8'6" (3.09m x 2.59m)

Double glazed window to front, radiator.

Bedroom 3 8'11" x 6'3" (2.71m x 1.91m)

Double glazed window to rear, radiator.

Bathroom 7'10" x 5'9" (2.40m x 1.76m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to front, radiator.

OUTSIDE

Block paved double driveway to the front. Enclosed garden to the rear mainly laid to lawn.

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.

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Total area: approx. 73.8 sq. metres (794.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	80	
(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		
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