home estate agents

There's no agent like home




# Grange Road South, Hyde, SK14 5NX

## Offers in the region of £210,000

Nestled on Grange Road South in Hyde, this fantastic mid-terrace family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming space to grow and thrive. The house features a spacious reception room, perfect for relaxing or entertaining guests, and a practical utility room that adds to the home's functionality.

One of the standout features of this property is the large garden, which is not overlooked and provides a serene outdoor space for children to play or for adults to unwind. The garden backs onto allotments, ensuring a peaceful and green view, enhancing the overall charm of the home.

Location is key, and this property does not disappoint. Just a three-minute walk from Hyde town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. Additionally, excellent bus routes and motorway access make commuting a breeze, connecting you to surrounding areas with ease.

This delightful three-bedroom house is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this property your own.







## GROUND FLOOR

### Entrance Hall
10'0" x 5'0" (3.05m x 1.53m)
Main entrance to the property with stairs leading up and door leading into the living room

### Living Room
10'0" x 16'1" (3.05m x 4.89m)
Large double glazed window and door leading into the kitchen

### Kitchen
10'0" x 14'8" (3.04m x 4.47m)
Large kitchen with base & top cupboards, 4 ring gas hob with oven , sink basin. 2 double glazed windows at the back over looking the garden

### Utility Area
10'0" x 5'0" (3.04m x 1.53m)
Small utility room with boiler, plumbing for washing machine

## FIRST FLOOR

### Landing
6'3" x 8'2" (1.90m x 2.48m)
Landing with doors leading into 3 bedrooms, 1 toilet & 1 bathroom

### Bedroom 1
11'0" x 11'7" (3.36m x 3.52m)
Double glazed window overlooking the front

### Bedroom 2
8'7" x 11'7" (2.62m x 3.52m)
Double glazed window overlooking the back

### Bedroom 3
7'1" x 8'2" (2.15m x 2.48m)
Double glazed window overlooking the front

### Toilet
6'0" x 2'0" (1.82m x 0.61m)
Window to rear, toilet

### Bathroom
6'0" x 5'10" (1.82m x 1.77m)
Window to rear, Wet room and sink basin

## 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.

**WWW.HOMEEA.CO.UK**




Total area: approx. 74.8 sq. metres (804.8 sq. feet)







Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
**Tel:** 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk