home estate agents

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Hickenfield Road, Hyde, SK14 4HX

Offers in the region of £250,000

Nestled on Hickenfield Road in the area of Hyde, this semi-detached house, built in 1950, presents an exceptional opportunity for both first-time buyers and those looking to invest in a property with great potential. The home boasts two generously sized bedrooms, perfect for a small family or as guest rooms. The spacious reception room offers a welcoming atmosphere, ideal for relaxation or entertaining guests.

One of the standout features of this property is that the house is set on a very large corner plot, which not only enhances its curb appeal but also opens up exciting possibilities for expansion. With the potential to double the size of the property, there is ample opportunity to create additional living space or even driveway parking, catering to modern needs.

Conveniently located, this home is in close proximity to local schools and amenities, making it an ideal choice for families. The surrounding area offers a blend of community spirit and accessibility, ensuring that everything you need is within easy reach.

This property is not just a house; it is a canvas for your dreams. With its fantastic location and development potential, it represents an amazing opportunity to create a home tailored to your desires. Do not miss the chance to explore the possibilities that await you at Hickenfield Road.







GROUND FLOOR

Entrance Hall
3'4" x 7'8" (1.02m x 2.34m)
Door to front, door to storage cupboard, radiator, stairs leading to first floor, door leading to:

Lounge
10'2" x 14'10" (3.10m x 4.52m)
Double glazed window to front, radiator, open to:

Kitchen/Diner
10'6" x 18'0" (3.20m x 5.49m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, double glazed window to rear, double glazed sliding patio door leading to:

Conservatory
8'5" x 14'3" (2.57m x 4.35m)
Double glazed windows to sides, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
11'1" x 15'0" (3.39m x 4.56m)
Double glazed window to front, radiator, door to built-in storage cupboard, built-in wardrobes.

Bedroom 2
10'7" x 11'7" (3.23m x 3.54m)
Double glazed window to rear, radiator.

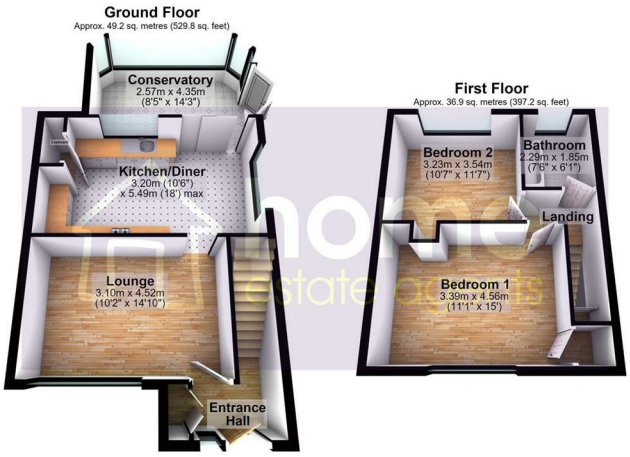
Bathroom
7'6" x 6'1" (2.29m x 1.85m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE
Lawned garden to the front. Enclosed good sized garden to the rear with lawn, decorative stone and decked areas.

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. 86.1 sq. metres (927.0 sq. feet)







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