



## 2 Stringer Close, Hyde, SK14 6QD

**£190,000**

Stringer Close has so much to offer! If you need space for a growing family, this lovely home has it in abundance.

You are welcomed in to the large entrance hallway, ideal for the kids to kick their shoes off at the end of a school day. The dual aspect lounge/diner has a bay window to the front and double opening doors leading out to the garden.

The stylish and modern fitted breakfast kitchen has floor and wall mounted units with coordinating work surfaces over, electric oven, hob and extractor fan above, sink unit with mixer tap, space for a fridge freezer and plumbing for a washing machine. There is further storage under the stairs.

Moving on upstairs are three excellent sized bedrooms and a four piece family bathroom.

There are gardens to both the front and rear, the rear being of particular note, this is a great size. Perfect for children to play. There is also a wooden storage shed.

# 2 Stringer Close

Mottram, Hyde, SK14 6QD

**£190,000**



## Entrance Hallway

Built in storage cupboard, stairs rising to the first floor, open to the kitchen, door into the lounge/diner.

## Lounge/Diner

18'11 x 12'4 max (5.77m x 3.76m max)

Bay window to the front elevation, double opening French doors leading out to the garden. Door into the kitchen.

## Breakfast Kitchen

15'8 x 13'11 max (4.78m x 4.24m max)

Window to the rear elevation, fitted with a stylish and modern range of floor and wall mounted units with coordinating work surfaces over. Built in electric oven, hob and extractor fan above. Plumbing for a washing machine, space for a fridge freezer. Under stairs storage.

## Stairs & Landing

Large linen storage cupboard, doors to all bedrooms and bathroom.

## Master Bedroom

12'9 x 11'2 (3.89m x 3.40m )

Window to the front elevation. Attractive range of built in wardrobes.

## Bedroom Two

11'2 x 11'9 max (3.40m x 3.58m max)

Window to the front elevation.

## Bedroom Three

9'9 x 8'1 (2.97m x 2.46m )

Window to the rear elevation.

## Family Bathroom

Opaque window to the rear elevation, four piece suite comprising of a corner bath, enclosed shower cubicle, low level w.c and hand wash basin.

## Externally

There is a small front garden with steps down to the front door, whilst around to the rear is an excellent sized garden complete with a timber shed. This is a great space for family BBQ's and for children to play in the warmer months.

## Additional Information

Tenure: Freehold

EPC Rating: C

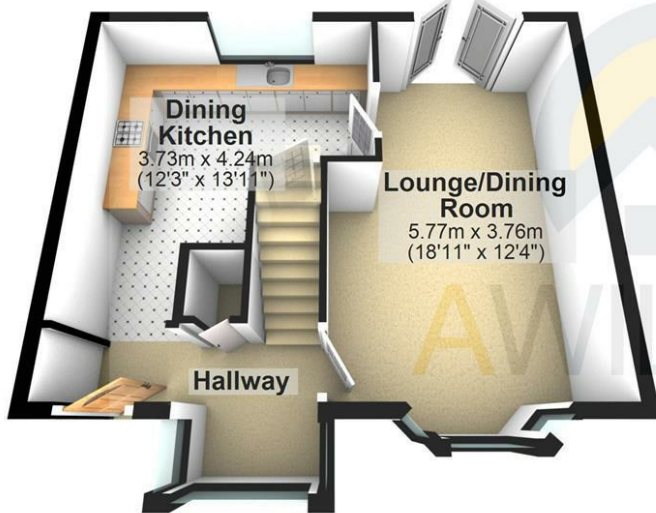
Council Tax Band:





### Ground Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



### First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 84.8 sq. metres (913.0 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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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