

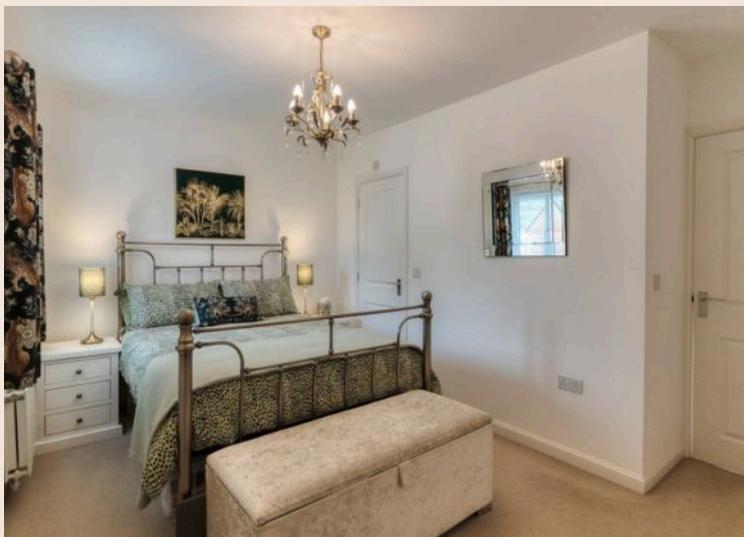


Birchenlee, Hyde

Freehold

Modern kitchen with integrated appliances • Open plan living and dining area • En-suite Principal bedroom • French doors to private garden • Artificial lawn and patio entertaining space • Off-road parking for two cars and storage at front of garage • Built-in wardrobes and storage • Stylish bar area with decorative shelving


JARDINE
ESTATES



Welcome to this beautifully presented three-bedroom, three-bathroom semi-detached house, offering the perfect blend of style and function. From the moment you approach the modern brick exterior - with its clean lines, double-glazed windows, and welcoming front entrance - you'll appreciate the thoughtful design and attractive kerb appeal. The property boasts off-road parking and a garage with storage at the front and a garden room for entertaining at the rear.

Step inside and you're greeted by a spacious, light-filled hallway adorned with stylish wallpaper and a large decorative mirror, setting the tone for the rest of the home. The inviting lounge features plush seating, a modern chandelier, and elegant French doors that open directly onto the garden. This seamless transition between the living space and the outdoors creates a bright, airy atmosphere, perfect for both relaxing and entertaining. Tasteful decor, soft pastel tones, and cosy touches - such as a plush blue sofa, vibrant artwork, and textured curtains - infuse the space with warmth and personality.

The heart of the home is the open plan kitchen and dining area, designed with every-day living and entertaining in mind. Modern two-tone cabinetry, integrated appliances, and sleek worktops provide both style and function, while a built-in oven and gas hob make meal preparation a pleasure. The kitchen flows effortlessly into a cosy dining space, enhanced by natural light streaming through large windows. Wood flooring adds character, and contemporary lighting fixtures create an inviting ambience. Whether you're hosting friends or enjoying family dinners, this area is as practical as it is beautiful. There is a convenient downstairs wc located in the hallway which has space for coats and shoes storage leaving the hallway clutter free.

Upstairs, the three bedrooms each offer a unique retreat. The Principal bedroom combines elegance and comfort with its plush headboard, built-in wardrobes with further storage and space for a dressing table. Ample natural light pours through large windows creates a serene atmosphere. The en suite bathroom is a joy and helps on busy family mornings. Bedroom two is equally charming and includes built-in storage and a cosy single bedroom, completes this floor, ideal for children, guests, or home office use.

The family bathroom has another shower over the bath and a clean white suite.

Step outside to discover a perfect haven, the current owners are keen entertainers and have converted the rear of the garage into a bar and seating area to gather friends and family. The artificial lawn is low maintenance but there are borders of flowers for those keen to get their hands dirty. A large covered patio is the perfect spot to relax with a drink while you wait for the BBQ to heat up.

The front of the garage has been transformed into a well organised storage area for all of your gardening equipment whilst the driveway can accommodate two cars.

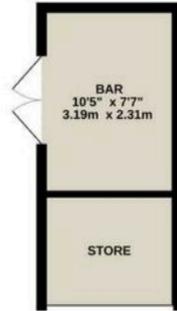
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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0161 871 7071 | team@jardineestates.co.uk

jardineestates.co.uk