

Brook Close, Hyde

Leasehold

Modern kitchen with integrated appliances • Kitchen island and breakfast bar • Open plan kitchen and dining area • Garden access via French doors • Modern bathrooms with walk-in shower and bath-tub • En-suite bathroom to principal bedroom • Built-in storage throughout • Ample natural light in all main rooms • Contemporary lighting fixtures • Wooden flooring in living spaces





Welcome to this stunning detached three-bedroom, two-bathroom family home, where contemporary style meets every-day comfort in every corner.

Step inside and you'll find an inviting living room, beautifully finished with modern lighting fixtures and plush, comfortable seating - perfect for relaxing evenings or entertaining friends. Back into the hallway and you will find the convenient downstairs wc for your visiting guests . The open plan kitchen and dining area is truly the heart of the home, featuring sleek white kitchen units, integrated appliances, and a practical kitchen island with a wooden countertop. Whether you're enjoying a casual breakfast at the bar or hosting family dinners, this space seamlessly blends functionality with style. The utility area has lots of space, including room for a washing machine and dryer, and a further storage cupboard.

French doors open directly from the dining area to the garden, inviting natural light to flood the room and connecting indoor living with the outdoors. Wood and laminate flooring throughout the living areas add warmth and a touch of elegance, creating a welcoming atmosphere from the moment you enter.

Each of the three bedrooms is thoughtfully designed to maximise light and space, with large windows, neutral decor, and built-in storage solutions that keep everything neat and tidy. The Principal bedroom offers the added luxury of an en-suite bathroom , making it a private retreat at the end of a long day. Bedroom two can easily fit a double bed and storage but is also perfect for children. Featuring a stylish bunk bed and cosy carpeted floor, while the third bedroom provides versatility - ideal as a guest room, home office, or creative space.

Both bathrooms feature modern fixtures and elegant tiling, the family bathroom offering a full-sized bath-tub and overhead shower. Perfect for every-day convenience.

Throughout the house, you'll find thoughtful design touches - decorative wall-mounted shelving, unique sculptural lamps, and contemporary accents that add personality and style. Large windows with blinds ensure each room is flooded with natural light while offering privacy when needed. The living spaces are finished with attractive laminate flooring, complemented by modern decor.

The private, sunny garden has a large patio for alfresco dining and a large lawn for games with the children.

This property is perfect for families and anyone who appreciates a bright, airy environment with plenty of storage and versatile spaces for living, working, and entertaining. The open plan layout creates a sociable atmosphere, while garden access via French doors extends your living space outdoors - ideal for summer barbeques, children's play

Council Tax band: D

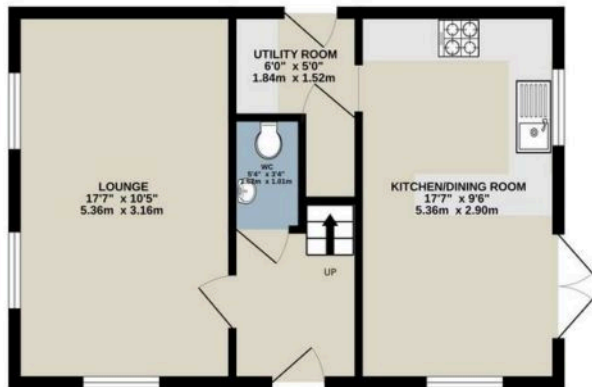
Tenure: Leasehold

EPC Energy Efficiency Rating: B

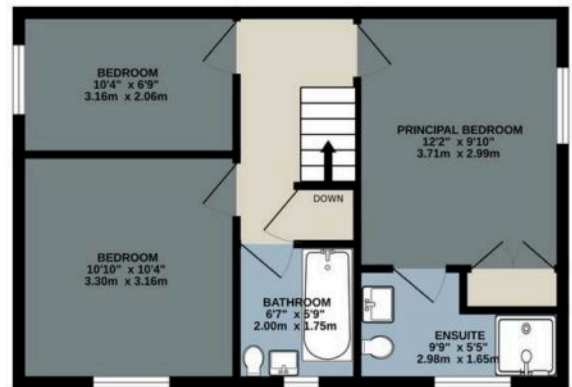
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GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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JARDINE
ESTATES

0161 871 7071 | team@jardineestates.co.uk

jardineestates.co.uk