



Calland Avenue, Hyde, SK14 2PG

Offers over £219,950

This beautifully presented two-bedroom mid-terrace property with a versatile loft room occupies a desirable position on a private no-through road, enjoying an attractive open aspect with woodland views to the front. Offering a superb combination of character, practicality and convenience, this lovely home is ideally situated in a peaceful setting whilst remaining within easy reach of a wide range of local amenities, including shops, schools and leisure facilities. Excellent transport links are also close at hand, with both bus and rail services within walking distance, making it an ideal choice for commuters.

The accommodation comprises a welcoming entrance hall leading to a comfortable lounge and a spacious open-plan kitchen/diner, enhanced by Velux skylight windows that flood the space with natural light and create an ideal setting for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor provides a versatile loft room.

Externally, the property continues to impress. To the front, there is off-road parking together with delightful woodland views, creating a pleasant outlook and a sense of privacy. To the rear is an enclosed paved garden with gated access, providing a low-maintenance outdoor space ideal for relaxing or outdoor dining.

Combining a sought-after location and attractive surroundings, this excellent property represents a fantastic opportunity for first-time buyers, young families and those looking to downsize without compromising on space or convenience. Early viewing is highly recommended to fully appreciate all that this charming home has to offer.



GROUND FLOOR

Entrance Hall

15'6" x 3'1" (4.73m x 0.94m)

Door to front, radiator, stairs leading to first floor, doors leading to:

Lounge

12'0" x 10'5" (3.65m x 3.17m)

Double glazed window to front, radiator, feature fireplace.

Kitchen/Diner

19'7" x 14'7" (5.97m x 4.44m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, space for cooker, two double glazed windows to rear, three ceiling skylights, radiator, door to storage cupboard, door leading out to rear.

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 1

11'11" x 13'10" (3.64m x 4.21m)

Double glazed window to front, radiator.

Bedroom 2

8'11" x 8'8" (2.72m x 2.64m)

Double glazed window to rear, radiator.

Bathroom

8'10" x 4'10" (2.68m x 1.47m)

Three piece suite comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail.

SECOND FLOOR

Loft Room

9'11" x 14'0" (3.03m x 4.27m)

Double glazed velux window, access to eaves storage.

OUTSIDE

Off road parking to the front. Enclosed garden to the rear with gated access.

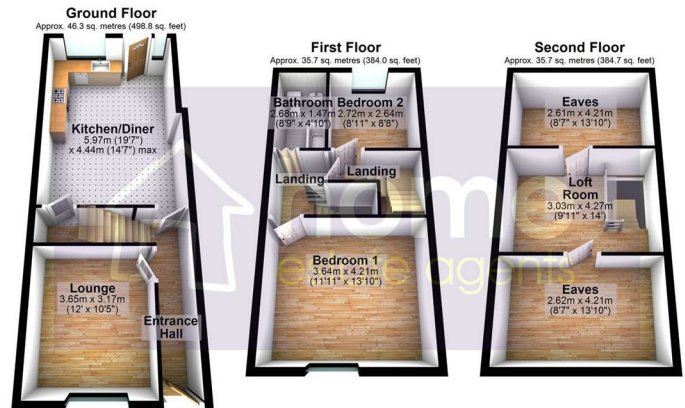
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose 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. 117.8 sq. metres (1267.5 sq. feet)

