

PROPERTY DETAILS

1 Market Street, Denton, Manchester M34 2BN Tel: 0161-320 3388



4 HUNT ROAD, NEWTON, HYDE, SK14 4DZ £270,000 (Offers Over)



Sleigh and Son Property Sales are delighted to offer for sale this well-presented and deceptively spacious three double bedroom dormer-style bungalow, ideally offered with No Vendor Chain and situated within a highly regarded area of Newton, Hyde. This discerning property has been well maintained and updated over the years, boasting well-proportioned rooms throughout that will undoubtedly appeal to a wide range of prospective purchasers seeking a home in this sought-after residential location.

The accommodation comprises an L-shaped hallway with newly laid carpet, a lounge with central feature fire and new carpet, a dining room with patio doors opening onto the attractive rear garden, and a well-equipped kitchen with integrated appliances and a breakfast bar seating area. There is also a modern, fully tiled bathroom with a double shower cubicle and three double bedrooms—one located on the ground floor and two on the first floor. Externally, the property enjoys beautifully maintained, well-stocked gardens and the benefit of not being directly overlooked to the rear. A side driveway providing ample off-road parking and a sizeable detached garage further enhance this appealing home. Early viewing is strongly recommended to fully appreciate the space and layout on offer. Highly sought-after location.

Tenure: Freehold with chief rent of £10.50 yearly Council Tax Band C.

Traditionally brick built property with tiled roof. Mains: Gas, electric, water (unmetered), sewerage
Location: Easy access into Hyde town centre, commuter links all within close proximity. Reputable primary and secondary schools are also within close vicinity.

www.sleighandson.com

PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those not yet fully conversant with metric measurements.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE VESTIBULE	Double obscure glass doors to entrance vestibule. Tiled floor and internal door to hallway.
ENTRANCE HALLWAY	L shaped hallway. Radiator and door to inset storage area housing Worcester combi boiler. Access to all ground floor living areas. Ceiling light point. Newly laid carpet.
LOUNGE	Central fitted inset real flame coal effect gas fire with marble back plate and hearth and wooden surround. Radiator and uPVC double glazed window to front aspect. Ceiling light point, power points, TV point. Newly laid carpet.
GROUND FLOOR BEDROOM	Ground floor bedrooms with fitted wardrobes covering one wall, radiator and uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
KITCHEN	Fitted with a range of wall and base units and drawers with complimentary work surface and stainless steel sink and drainer unit with central mixer tap. Breakfast bar seating area. Integrated oven with separate four ring gas hob and overhead chimney style chrome extractor fan. Integrated washing machine, dishwasher and fridge. Part tiled walls, tiled floor and radiator. Wooden panelling to ceiling, uPVC double glazed window to rear aspect and composite door to side driveway. Ceiling light points, power points.
DINING ROOM	Wooden effect laminate flooring, radiator and access to stairs and landing. uPVC double glazed patio doors leading to rear garden. Ceiling light point, power points.
BATHROOM	Fully tiled shower room comprising of open ended double shower cubicle with wall mounted shower, sink wash basin on base vanity unit and low level wc with inset flush system. Heated chrome towel rail, wooden panelling to ceiling and uPVC double glazed obscure glass window to rear aspect. Ceiling light point.
LANDING	Doors to bedrooms.
BEDROOM TWO	Doors to inset wardrobes/storage, radiator, feature wooden beams to ceiling and uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Door to inset storage/wardrobe, radiator, feature wooden beams to ceiling and uPVC double glazed window to front aspect. Ceiling light point, power points. Newly laid carpet.
FRONT EXTERIOR	To the front of the property there is a garden laid to lawn with various stocked borders and dwarf brick wall and privet surround. A side driveway offers ample off road parking and leads to a detached garage.
REAR EXTERIOR	The rear of the property offers a feature garden to include a paved patio seating area, with steps leading down to a lower tiered garden. Laid mainly to lawn with various raised stocked borders and mature plantage. Access to garden shed and detached garage. Archway gate providing side access. Not directly overlooked to rear.
GARAGE	With up and over door to front aspect, two side windows and door access to rear. Power and lighting.





