



Wych Fold, Hyde

Freehold

Chain Free • Close to all village amenities • Downstair wc & shower room • Immaculate condition • Two double bedrooms plus a single • Principal bedroom with ensuite wc • Beautiful south easterly facing garden • Driveway for two cars plus a garage • Close to Dowson Primary School & Holy Trinity



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This much-loved family home has been in the same family for 57 Years and every care has been taken with it. Through the front door into the hallway with storage space for shoes and coats and handy access to the downstairs WC and shower room.

If family style open plan living/entertaining space is on your list of requirements this home won't disappoint.

The spacious lounge with ample room for two large sofas and a chair gives you the ideal place to retreat to after an evening of entertaining, or when you fancy a night in the front of a film.

The kitchen/diner space is ideal for chatting with guests while you prepare dinner and allows you to supervise the children's homework after school while you gather drinks and snacks.

Step through the patio doors into the conservatory, a relaxing room to rest with a book and a morning coffee. Overlooking the landscaped garden with the sun most of the day, it's a favourite room for good reason.

Why View

No arguing needed over bedrooms as there are two double bedrooms a further single bedroom.

The Principal bedroom overlooks the front of the property, with space for a double bed and fitted wardrobes. It has the addition of the en suite wc .

Next door is the second double bedroom, again with fitted wardrobes and a desk area. The final third bedroom is a single with space for a wardrobe.

The southeast facing garden and patio area gets the sun all day, enjoy with a morning cup of tea or watch the sun go down with friends and a glass of fizz. Relax on a sun bed and soak up the peace and quiet. There is ample space for the children to play..

There is a handy driveway for a car and the front garden sets the house back from the road.

Wych Fold sits on the edge of Werneth Low, you can be blowing away the cobwebs within minutes from home, there are endless routes to take with the dog, or take the children to see the horses and then enjoy refreshment at one of the pubs along your route. If the bright lights of Manchester are more your thing, head to one of the many train stations and you can begin your shopping in under 30 minutes. If you prefer the car the M60/M67 are a few minutes driveway, as are many supermarkets for the weekly shop. For those last-minute items, you can stroll into Gee Cross where you will find a small Tesco, bakers, takeaways and small play park for little ones.

We would love to welcome you to Wych Fold, please download the brochure for more fabulous pictures and call us to arrange a viewing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

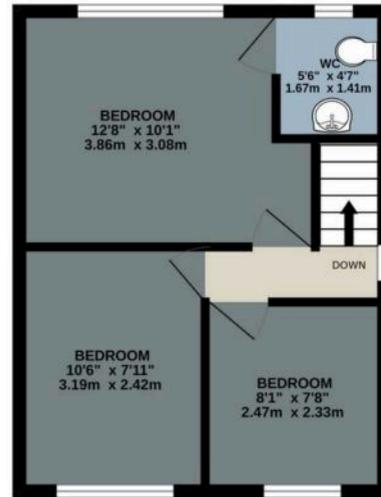
EPC Environmental Impact Rating:



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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