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Shaw Hall Avenue, Hyde, SK14 4EF

Offers in the region of £315,000

This spacious three-bedroom semi-detached property is situated in a highly desirable and peaceful residential area just off Matley Lane, occupying an enviable position on a mature, tree-lined avenue. Offering the perfect blend of convenience and natural beauty, the location provides easy access to scenic countryside walks, a variety of well-regarded schools and excellent transport links connecting nearby towns and cities by both road and rail.

The accommodation is well presented throughout and offers generous living space ideal for families. The ground floor comprises an entrance hall, a useful downstairs WC and a spacious lounge featuring an attractive inglenook fireplace, creating a warm and welcoming focal point. The lounge flows seamlessly into a spacious open-plan kitchen/diner, providing an excellent space for both everyday family living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light and easy access to outdoor space.

To the first floor are three well-proportioned bedrooms, two of which are generous doubles. The third bedroom provides versatile accommodation and could be utilised as a nursery, home office, dressing room or guest bedroom to suit individual requirements. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from a driveway to the front providing off-road parking. To the rear is a good-sized enclosed garden featuring a paved patio area, lawn and a raised decked seating area, offering the perfect setting for relaxing, outdoor dining and entertaining during the warmer months.

This fantastic family home combines spacious accommodation, a sought-after location and attractive outdoor space, making it an excellent opportunity for a wide range of buyers.







GROUND FLOOR

Entrance Hall
Door to the front, stairs leading to first floor, doors leading to:

WC
4'11" x 6'7" (1.50m x 2.01m)
Two piece suite comprising, wash hand basin and low-level WC, double glazed window to side.

Lounge
20'7" x 11'6" (6.27m x 3.51m)
Double glazed box window to front, feature inglenook fireplace, radiator, open plan to:

Kitchen/Diner
14'8" x 18'5" (4.47m x 5.61m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, space for tumble dryer, built-in eye level double oven, built-in hob, double glazed window to side, double glazed window to rear, radiator, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing
5'11" x 5'5" (1.81m x 1.66m)
Double glazed window to side, doors leading to:

Bedroom 1
10'11" x 11'6" (3.32m x 3.51m)
Double glazed box window to front, radiator.

Bedroom 2
9'4" x 11'6" (2.85m x 3.51m)
Double glazed window to rear, radiator.

Bedroom 3
7'8" x 6'10" (2.33m x 2.08m)
Double glazed window to front, radiator.

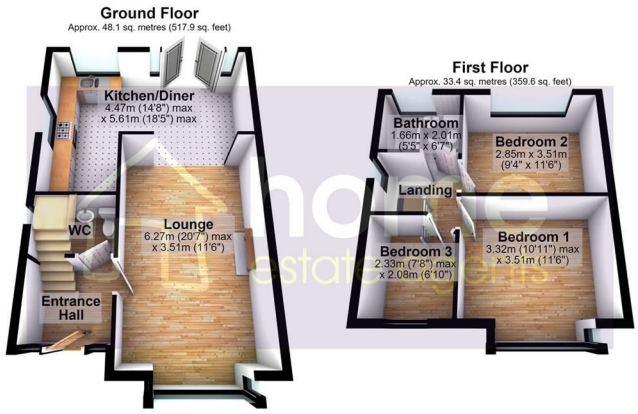
Bathroom
5'5" x 6'7" (1.66m x 2.01m)
Three piece suite comprising, panelled bath with shower over, vanity wash hand basin and low-level WC, double glazed window to rear, radiator.

OUTSIDE
Driveway to the front of the property with EV charger installed. Good sized enclosed garden to the rear with paved patio, lawn and raised decked seating area.

DISCLAIMER
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. 81.5 sq. metres (877.5 sq. feet)







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