



## 17 Perry Avenue, Hyde, SK14 4ET

**£320,000**

A Wilson Estates are delighted to bring to market this beautiful extended semi-detached family home. Located on a quiet avenue in the highly desirable area of Newton, Hyde, the property comes to the market in excellent condition and offers generous living space set over two floors.

Upon entering the home, you step into a hall with stairs leading to the first floor. The ground floor comprises of a bay window-fronted lounge, a dining room, and an extended "L" shaped kitchen/diner with fully integrated appliances, providing a great space for family meals and for entertaining.

The first floor features four bedrooms, ensuring plenty of space for a growing family or for use as home offices or guest rooms. A large family bathroom serves the bedrooms, equipped with contemporary fixtures and fittings.

Externally the property benefits from a block paved driveway to the front, whilst the rear of the property boasts a beautifully landscaped west-facing garden, featuring a composite decking area, a patio area, and large lawn laid with artificial turf, offering a low-maintenance outdoor space perfect for alfresco dining during the summer months.

# 17 Perry Avenue

, Hyde, SK14 4ET

**£320,000**



## Entrance Hall

Stairs leading to first floor. Solid wood flooring. Vertical Radiator. Part glazed double doors leading to;

## Lounge

15'4" x 10'11" (4.67m x 3.34m)  
Double glazed bay window to front. Solid wood flooring. Radiator. Coal effect gas fire with stone surround. Under stairs storage cupboard. Spotlights to ceiling. Open plan to:

## Dining Room

8'9" x 8'5" (2.67m x 2.57m)  
Double doors leading to rear garden. Solid wood flooring. Radiator. Ceiling light. Door to:

## Kitchen/Dining Room

24'5" x 12'6" (7.44m x 3.82m)  
Fitted with a matching range of base and eye level grey gloss units with coordinating round edged worktops. Stainless steel sink with mixer tap. Integrated dishwasher and washing machine. Wine cooler fridge. Microwave. Built-in electric oven with four ring electric hob and extractor hood over. Space for American style fridge freezer. Double glazed bay window to front. Two double glazed windows to rear. Radiator. Ceiling lights. Door leading to rear garden.

## Landing

8'8" x 9'5" (2.64m x 2.88m)  
Wooden staircase with glass balustrades. Lights to ceiling. Door leading to:

## Bedroom 1

13'11" x 8'4" (4.25m x 2.55m)  
Double glazed window to front. Ceiling light. Radiator.

## Bedroom 2

15'4" x 6'6" (4.68m x 1.98m)  
Double glazed window to front. Ceiling light. Radiator. Storage cupboard housing boiler.

## Bedroom 3

10'5" x 8'4" (3.18m x 2.55m)  
Double glazed window to rear. Radiator. Ceiling light.

## Bedroom 4

9'7" x 5'9" (2.92m x 1.75m)  
Double glazed window to front. Radiator. Ceiling light. Storage cupboard.

## Bathroom

8'9" x 13'4" (2.67m x 4.06m)  
Three piece bathroom fitted with fully tiled walk in shower enclosure with rainfall shower, hand wash basin with vanity unit, and low level flush wc. Tiled flooring. Part tiled walls. Heated towel rail radiator. Two double glazed windows to rear.

## Externally

Block paved driveway to the front with low maintenance border laid with slate chippings and planted with mature plants. The rear of the property boasts a beautifully landscaped west-facing garden, featuring a composite decking area, a large lawn laid with artificial turf, planted borders, and a further flagged patio area offers a stylish, low-maintenance outdoor space perfect for outdoor entertaining.

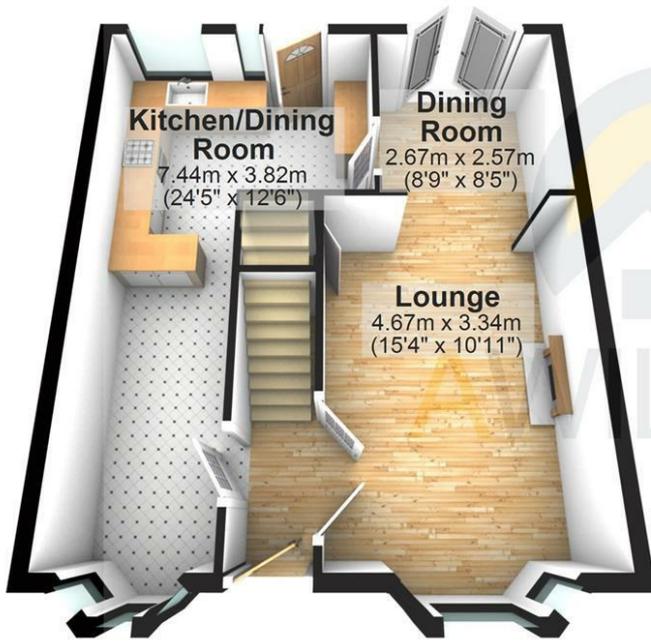
## Additional Information

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: C





### Ground Floor



### First Floor



## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	<b>England &amp; Wales</b>
		63	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com