



## **102 Bradley Green Road, Hyde, SK14 4LY**

### **Offers Over £220,000**

This three bedroom semi detached family home comes to the market offering extended living accommodation, including a lounge, bedroom, and wet room to the ground floor - ideal for anybody looking for a self contained annexe for relatives or a private space for a teenager.

Set back from the road, the property is approached via a long driveway providing ample off road parking. Step through the front door into a spacious hallway with stairs leading to the first floor. To the right is a cosy lounge with a box bay window, while to the rear, the dining room features double doors opening onto the garden and flows openly into the modern kitchen, fitted with stylish cabinets and wooden style worktops. A useful utility room links through to the annexe portion of the house, which offers its own lounge, bedroom, and en suite shower room.

Upstairs, there are two spacious double bedrooms and a stylish modern bathroom.

Externally, the generous rear garden is mainly laid to lawn and backs onto woodland, offering excellent privacy - perfect for summer relaxation or entertaining.

# 102 Bradley Green Road

, Hyde, SK14 4LY

**Offers Over £220,000**



## Entrance Hallway

Stairs to first floor. Door to:

## Lounge

12'11" x 10'9" (3.93m x 3.28m)

Bow window to front. Radiator. Ceiling light.

## Kitchen/Dining Room

9'7" x 17'6" (2.93m x 5.34m)

Fitted with matching range of base and eye level units with coordinating worktops over. Freestanding cooker. Space for dishwasher. One and a half bowl sink with drainer. Window to rear elevation. Double doors to rear garden. Open plan to:

## Utility

16'1" x 6'7" (4.90m x 2.00m)

Double doors to rear garden. Plumbed for dishwasher. Space for american style fridge freezer.

## Annexe Lounge

12'11" x 12'1" (3.93m x 3.68m)

Bow window to front. Radiator. Ceiling light.

## Annexe Bedroom

11'9" x 9'8" (3.58m x 2.95m)

Window to side elevation. Radiator. Ceiling light. Door to:

## Annexe Wet Room

Window to rear. Fitted with WC, sink and walk in shower cubicle.

## Stairs and Landing

Door to:

## Master Bedroom

12'8" x 17'6" (3.85m x 5.34m)

Window to front elevation. Ceiling light. Radiator. Built in storage cupboards.

## Bedroom Two

9'7" x 9'9" (2.91m x 2.96m)

Window to rear elevation. Radiator. Ceiling light.

## Bathroom

5'5" x 7'6" (1.66m x 2.28m)

Fitted with three piece suite comprising walk in shower cubicle, WC and vanity unit with inset sink. Heated towel rail. Window to rear elevation.

## Outside and Gardens

Driveway to front. Private enclosed garden to rear.

## Additional Information

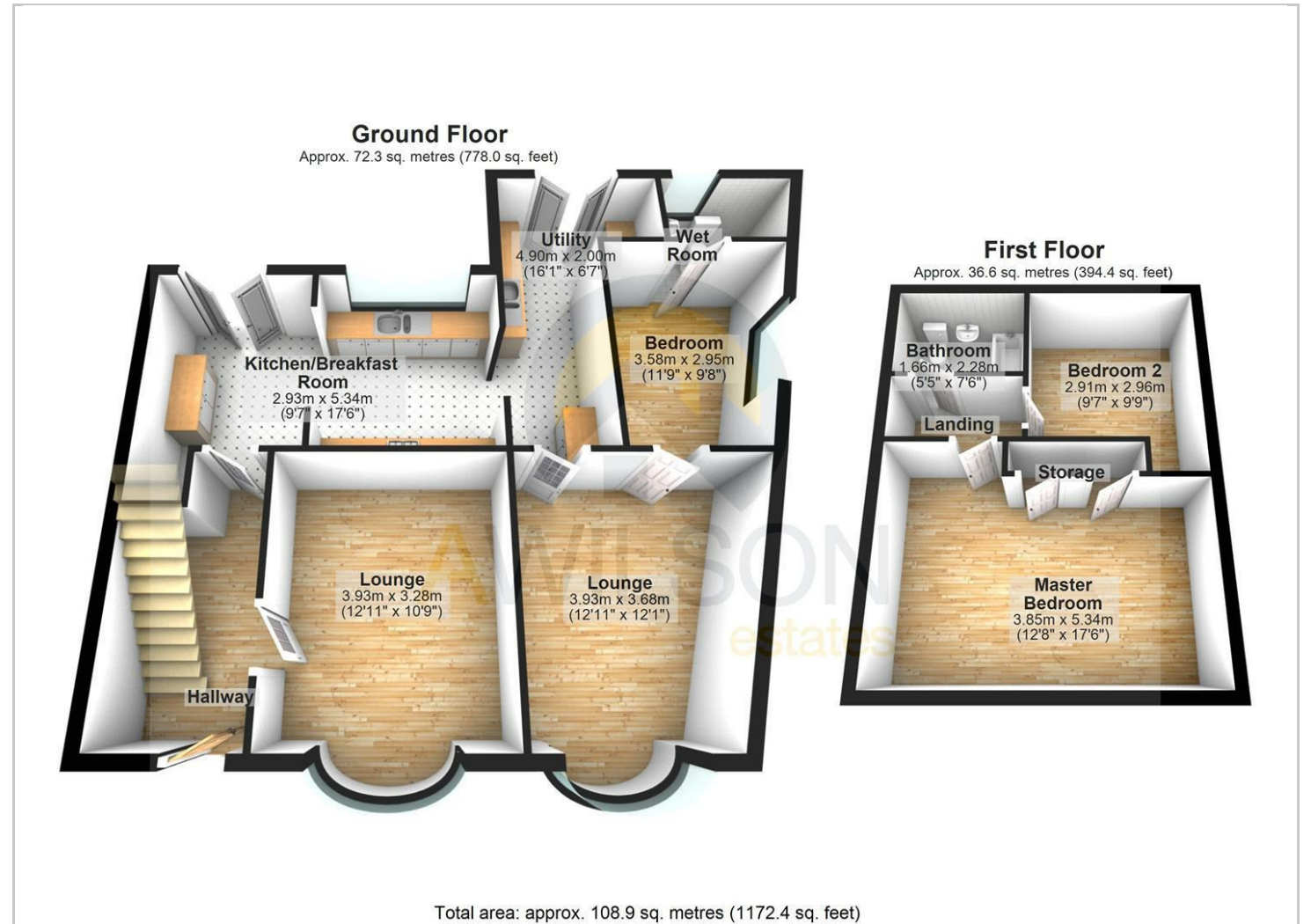
Tenure: Leasehold

EPC Rating: B

Council Tax Band: B







## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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