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28 Oaklands Dene, Hyde, SK14 3DB

Offers Over £250,000

Welcome to this spacious three bedroom modern mews property, situated within this popular development in Godley. Well presented throughout, the property could be enjoyed just as it is from day one, whilst also offering plenty of potential for those looking to put their own stamp on their next home. With good space and a well thought out layout already in place, it gives you the freedom to update and refresh over time and create something that really suits you.

Larger than you might expect from a typical mews home, this property offers well proportioned accommodation throughout, with three genuinely good sized double bedrooms, an en suite shower room to the master and a separate family bathroom. It is a home that offers plenty of space for a growing family, with the added flexibility to adapt and update the accommodation over time to suit your own taste.

Step inside and you are welcomed into an entrance hall with access through to the main living accommodation. The lounge is a generous reception room, providing plenty of space for comfortable everyday living, while the kitchen diner sits to the rear and offers a practical space for family meals and entertaining.

Upstairs, all three bedrooms are well proportioned, with the master bedroom benefiting from its own en suite shower room. A separate family bathroom completes the first

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Godley is a popular choice for families and commuters alike, with local shops, schools, bus services and Godley railway station all within easy reach. The surrounding area also offers plenty of opportunities for walks and outdoor space, whilst Hyde town centre is close by for a wider choice of shops, cafés and everyday amenities. Excellent road links make commuting towards Manchester and the surrounding towns particularly convenient.

Entrance Vestibule
Door to:

Lounge
14'11" x 13'8" (4.55m x 4.17m)
Bay window to front elevation. Feature fireplace with inset gas fire. Ceiling light. Double radiator. Door to kitchen. Stairs rising to 1st floor.

Kitchen/Diner
10'1" x 13'8" (3.07m x 4.17m)
Fitted with matching range of base and eyelevel units with coordinating worktops over. 1 1/2 bowl composite sink with mixer tap. Wall mounted Ideal boiler. Built-in electric oven with four ring gas hob and extractor over. Space for fridge freezer. Double radiator. Door leading out to rear garden. Door leading to garage.

Integral Garage
18'0" x 8'6" (5.49m x 2.59m)
Up and over door to front elevation. Fitted with lighting and power. Door to rear elevation leading out to rear garden. Plumbed for automatic washing machine.

Stairs and Landing
2'10" x 6'7" (0.86m x 2.00m)
Ceiling light. Single radiator. Access to all first floor bedrooms and family bathroom. Loft hatch providing access to loft space.

Master Bedroom
14'10" x 8'6" (4.52m x 2.59m)
A well proportioned double bedroom with window to front elevation. Single radiator. Ceiling light. Loft hatch providing access to loft space. Door leading to ensuite shower room.

En-suite
2'10" x 8'6" (0.86m x 2.59m)
Fitted with white three-piece suite comprising of walk-in shower enclosure with mains fed shower, WC, and hand wash basin. Ceiling light. Extractor. Window to rear elevation.

Please note: The vendor advises that this shower room has not been used for a number of years and, at the time of marketing, the shower and hand wash basin do not have a running water supply.

Bedroom Two
11'6" x 13'9" (3.51m x 4.19m)
A well proportioned double bedroom featuring window to front elevation, single radiator, and ceiling light. Access to over stairs storage cupboard.

Bedroom Three
10'3" x 8'5" (3.12m x 2.57m)
Window to rear elevation. Single radiator. Ceiling light. door to:

Bathroom
7'0" x 4'11" (2.13m x 1.50m)
A part tiled bathroom fitted with three-piece suite comprising of panel bath with folding glass shower screen and mixer tap over, WC, and wash hand basin. Extra extractor. Single radiator. Window to rear elevation.

Outside and Gardens
Neat front lawn with driveway leading to garage.

Private enclosed rear garden with patio area and steps leading up to elevated lawn area.

Additional Information
Tenure: Leasehold
EPC Rating: TBC
Council tax Band: C













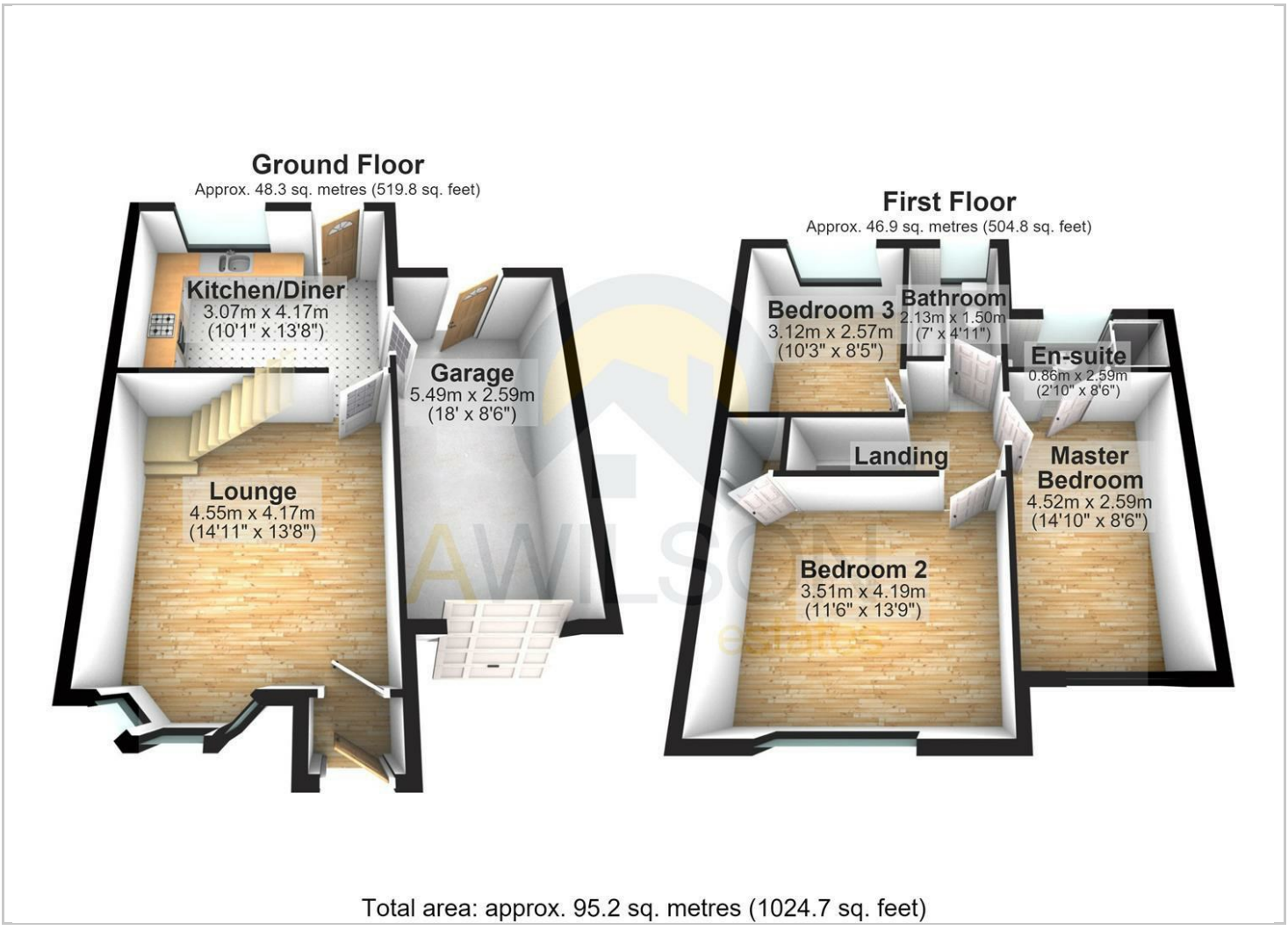






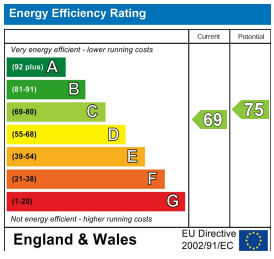


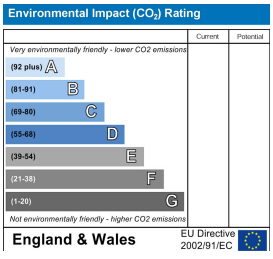




Viewing

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.





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