



## Chapman Avenue, Hyde, SK14 2AR

**Offers over £290,000**

This stunning three-bedroom semi-detached property presents an exceptional opportunity to acquire a beautifully maintained home within one of Hyde's most desirable and peaceful residential developments. Well presented throughout, the property offers stylish and practical living space ideally suited to families or those looking to upsize, all within close proximity to a range of local amenities, well-regarded schools and excellent transport links, with Hyde Park just a short distance away for those who enjoy outdoor pursuits.

The accommodation briefly comprises a welcoming entrance hall, a convenient downstairs WC, a bright and comfortable lounge featuring French doors that open out to the side garden, creating a lovely connection between indoor and outdoor living, and a kitchen/diner fitted with a range of units and ample space for dining. To the first floor, there are three well-proportioned bedrooms, with the main bedroom benefiting from a contemporary en-suite shower room, alongside a family bathroom serving the remaining bedrooms.

Externally, the property enjoys a lawned garden to the front with attractive planted borders, along with a driveway providing off-road parking to the side. The enclosed side garden offers a private and versatile outdoor space, complete with a paved patio area and lawn, ideal for relaxing or entertaining. Viewing is highly recommended to fully appreciate the quality, location and overall appeal of this fantastic home.



## GROUND FLOOR

### Hall

Door to front, door to storage cupboard, radiator, stairs leading to first floor, doors leading to:

### WC

Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator.

### Lounge

15'3" x 10'7" (4.64m x 3.22m)

Double glazed window to front, two radiators, double glazed French door leading out to side garden.

### Kitchen/Diner

15'1" x 9'10" (4.60m x 3.00m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to front, double glazed window to side, radiator.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

9'5" x 10'7" (2.88m x 3.23m)

Double glazed window to side, door to built-in storage cupboard, door leading to:

### En-suite

Three piece suite comprising, pedestal wash hand basin, shower enclosure and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

### Bedroom 2

8'7" x 10'0" (2.61m x 3.06m)

Double glazed window to side, radiator.

### Bedroom 3

6'4" x 10'0" (1.93m x 3.06m)

Double glazed window to front, radiator.

### Bathroom

Three piece suite comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

## OUTSIDE

Lawned garden with planted borders to the front, driveway to the side providing off road parking. Enclosed garden to the side with paved patio and lawn.

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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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