



36 Furnace Street, Hyde, SK14 4NU

£445,000

Occupying what is arguably one of the best plots on Furnace Street, this impressive four bedroom detached family home is presented in immaculate condition throughout. With a stylish kitchen extension creating a superb open plan living space, this is a home perfectly designed for modern family life - simply move in, unpack, and start enjoying it from day one.

Positioned at the head of the street with a pedestrianised frontage, the location feels private and family friendly. As you arrive, you're greeted by a neat front garden and a driveway providing parking for three vehicles, with a potential for two further spaces - ideal for growing families or visiting guests.

Inside, the entrance hall feels bright and welcoming, finished with LVT flooring and a fresh, neutral palette that continues throughout. The lounge sits to the front of the property, a calm space enhanced by dual aspect windows, plantation shutters, and herringbone style flooring that adds a touch of character.

To the rear, the home opens up into an impressive kitchen, dining and family space - the heart of the home. Designed with both everyday living and entertaining in mind, this extended area features a sleek integrated kitchen, a central island perfect for casual dining, and a relaxed seating area. Bi-fold doors stretch across the rear, opening out

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Outside, the rear garden has been designed for low maintenance without compromising on usability, with artificial lawn creating a clean and versatile outdoor space. The detached garage offers excellent storage and is fitted with power and lighting. It also has the potential to be transformed into a home gym, office or garden bar - depending on how you want to use it.

In front of the garage is an additional part of the garden also laid with artificial lawn - originally a continuation of the driveway, this has the potential to be reverted back to a driveway to provide a fourth and fifth parking space - you would simply need to replace the current fencing to the front.

Location-wise you are within easy reach of a range of local shops, supermarkets and amenities in nearby Hyde, making everyday essentials quick and accessible.

For families, there are well regarded primary and secondary schools close by, including Flowery Field Primary School and Hyde High School both within walking distance.

Commuters are well catered for too, with several train stations including Flowery Field, Hyde Central and Hyde North all within around a mile, providing straightforward links into Manchester and beyond.

For those who enjoy the outdoors, there are local parks, playing fields and leisure facilities nearby, while the wider Tameside area offers access to countryside walks and green spaces.

Hallway

Stairs to first floor. LVT Flooring. Radiator. Ceiling light. Part glazed door to:

Lounge

15'10" x 11'3" (4.83m x 3.43m)

Window to front elevation. Window to side elevation. Ceiling light. LVT flooring. Radiator. Double doors leading through to kitchen area

Open Plan Kitchen/Breakfast Room/Living Space

9'11" x 24'3" (3.02m x 7.39m)

The kitchen area is fitted with matching range of base and eye level units with coordinating worktops over. Inset sink with mixer tap. Five-ring gas hob with extractor hood over. Integrated dishwasher. Built in wine cooler fridge. Built in eye level electric oven and grill. Integrated fridge freezer. LVT herringbone style flooring. Downlights to ceiling. Kitchen island with lighting over.

Kitchen Island with breakfast bar. Multi fuel freestanding stove. Two vertical radiators.

Lounge area features Bifold doors to rear leading out to rear garden. Two velux windows. Downlights to ceiling throughout.

Open Plan to utility room.

Utility

5'8" x 9'0" (1.73m x 2.74m)

Fitted with matching base and eyelevel unit with coordinating worktop over. Plumbed for automatic washing machine. Inset sink with mixer tap over. Extractor. Door to side leading out to garden.

WC

Fitted with WC and wash hand basin. Double radiator. Window to front elevation. Ceiling light. LVT flooring.

Stairs and Landing

Doors to all bedrooms and family bathroom. Loft hatch providing access to loft space.

Master Bedroom

16'1" x 11'5" (4.91m x 3.48m)

A stylish master bedroom decorated in calming neutral tones with fitted wardrobes. Double radiator. Window to front elevation with plantation style shutters. Ceiling light. Access to storage cupboard. Door to ensuite bathroom.

En-suite

Fitted with three piece suite comprising shower cubicle with mains fed shower over, WC, and wash hand basin. Herringbone style flooring. Downlights to ceiling. Heated towel rail. Extractor. Window to side elevation.

Bedroom Two

12'9" x 10'8" (3.89m x 3.24m)

Window to front elevation. Fitted wardrobe. Ceiling light. Radiator.

Bedroom Three

9'5" x 7'11" (2.87m x 2.41m)

Window to rear elevation. Fitted wardrobe. Ceiling light. Radiator.

Bedroom Four

9'2" x 8'4" (2.79m x 2.54m)

Currently used as a dressing room bedroom. Window to rear elevation. Fitted wardrobe. Ceiling light. Radiator.

Bathroom

Fitted with white three-piece suite comprising panelled bath with glass shower screen mixer tap and main fed shower over, WC, and wash hand basin. Heated towel rail. Window to rear elevation. Downlights to ceiling. Extractor.

Detached Garage

Fitted with power and lighting. Up and Over door to front.

Outside and Gardens

Low maintenance front garden with artificially lawned borders and driveway parking for three cars.

Private enclosed rear garden laid with artificial lawn with access to detached garage.

Additional Information

Tenure: Leasehold

EPC Rating: TBC

Council Tax Band: E

Tel: 0161 303 0778





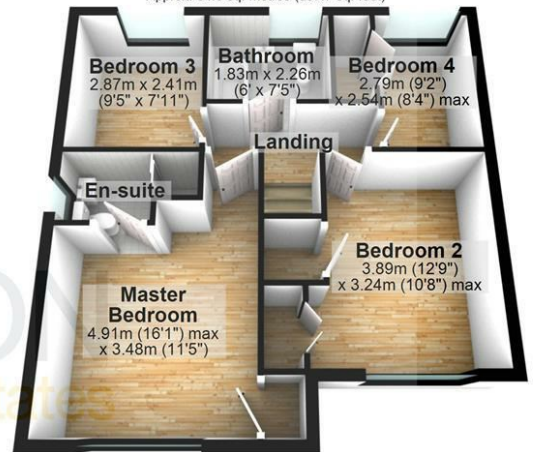
Ground Floor

Approx. 76.8 sq. metres (826.2 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.7 sq. feet)



Total area: approx. 131.4 sq. metres (1413.9 sq. feet)

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	87
		EU Directive 2002/91/EC	

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

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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