



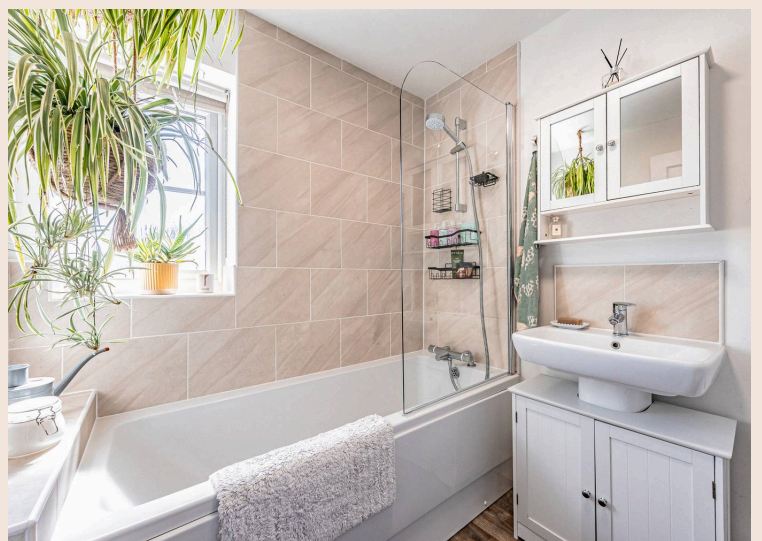
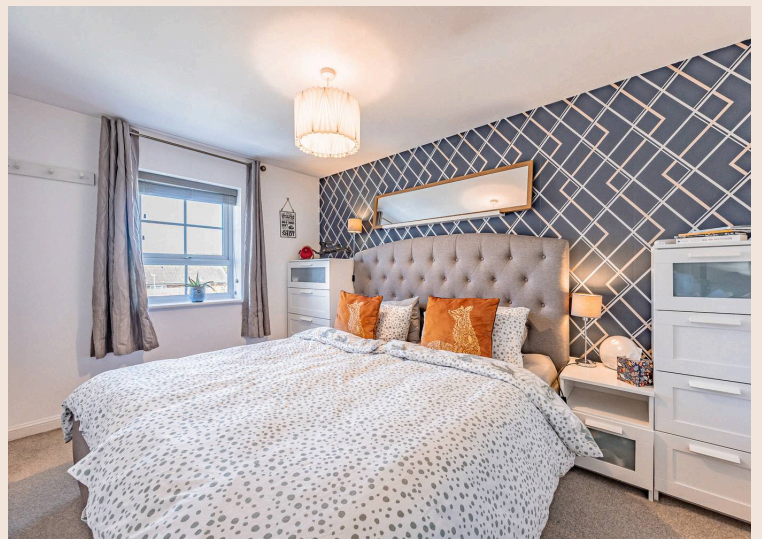
Pudding Lane, Hyde

Freehold

3 Bed Stone Built Semi Detached • Well Maintained Landscaped Private Garden • Parking on driveway, plus parking space in gated area at rear of the property • Downstairs WC with storage • Modern Kitchen Units with Integrated Appliances • Open plan living and Dining area • Principle Bedroom with ensuite • Convenient Location Close to Transport connections



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Welcome to this beautifully presented three-bedroom, two-bathroom semi-detached house, where contemporary design meets inviting comfort.

From the very first glance, the home impresses with its elegant stone facade, modern front door, and well-maintained front garden adorned with decorative plants. Off-road parking on the drive and allocated parking to the rear provide both convenience and peace of mind, making every arrival feel secure and welcoming.

This beautiful property is a true gem, offering modern comforts and sophisticated design for modern living. Step inside to discover a light-filled hallway, where a modern staircase with wooden handrails and plush carpet sets the tone for the stylish yet homely atmosphere found throughout. The property offers plenty of storage and a convenient downstairs WC, adding a practical touch for families and guests.

The kitchen to the front of the property is a chef's delight, boasting sleek modern units, integrated appliances including a dishwasher and a contemporary green tile backsplash that adds a splash of colour. The breakfast bar, finished in natural wood, is perfect for casual meals, morning coffee, or socialising with family. Natural light streams in enhancing the open, airy feel.

The seamless flow of the hallway opens to the heart of the home. The spacious living and dining area is bright and inviting with French doors that open out to the private garden, allowing natural light to pour in and create a seamless connection between indoor and outdoor. With room for any combination of sofas and a formal dining table if required, and a built in full size cupboard for storage, this room is not only perfect for family film nights but practical as well.

Upstairs, three beautifully appointed bedrooms offer tranquil retreats for every member of the household. The principle bedroom features space for wardrobes and its own ensuite shower room with elegant wood effect flooring, creating a sanctuary ideal for restful nights. While two further bedrooms including a further double, provides flexible options for family, guests, or a home office.

The bathroom is equally impressive. A stylish bath-tub with shower and contemporary fixtures, create a spa-like environment that's both functional and relaxing.

Step outside and discover a private, well-maintained generous rear garden that's been designed for low maintenance and year-round enjoyment. There's a spacious patio area that's perfect for al fresco dining or a morning coffee. A gate leads to the driveway offering off road parking along with additional space in a gated carpark to the rear of the property, ideal for busy households or visiting guests.

Whether you're hosting a summer barbeque, letting children play safely outside, or simply enjoying some fresh air, this outdoor space offers plenty of flexibility.

This home combines practicality with comfort, all within a friendly community. With two train stations within easy walking distance, commuting is straightforward.

Council Tax band: B

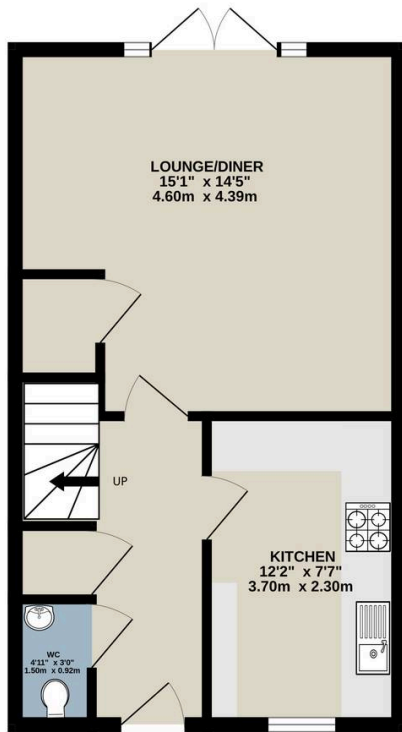
Tenure: Freehold

EPC Energy Efficiency Rating: C

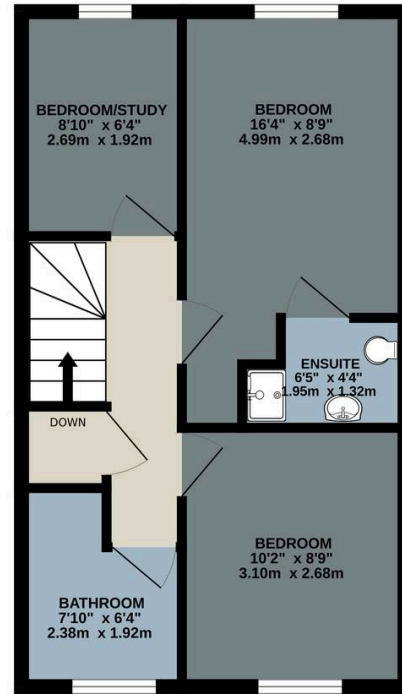
EPC Environmental Impact Rating: B



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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