



## Andrew Street, Hyde, SK14 2PA

### Offers in the region of £250,000

Ideally located on this quiet road in Hyde is this impressively sized and immaculate ready to move into three bedroom mid terraced property, offering family sized accommodation of which only a full personal inspection will fully reveal.

The property is certainly a credit to the current owner with well planned accommodation set over three floors and briefly comprises: To the ground floor, entrance porch, entrance hallway, excellent sized lounge, dining room and good sized fitted kitchen with direct access to the fantastic sized basement areas with superb potential for further accommodation if required. To the first floor there are three excellent sized double bedrooms and a good sized fitted bathroom suite. The property is bright and airy throughout and is Upvc double glazed and gas central heated with a lovely and quiet garden to the rear, with readily available parking to the front, all in all a fantastic property throughout.

Viewing Highly Recommended!





## GROUND FLOOR

### Porch

Newly fitted composite front door with window above, decorative flooring and double doors to the entrance hallway.

### Entrance Hall

Stairs to the first floor, decorative flooring, double doors to the porch, stairs to the first floor, radiator.

### Lounge

11'6" x 16'5" (3.50m x 5.00m)

Window to front, fitted feature fire surround with fire inset, TV aerial point, wooden flooring, ceiling cornices and picture rail, radiator.

### Dining Room

11'10" x 12'7" (3.60m x 3.83m)

Window to rear, wooden flooring, fitted feature fire surround, ceiling cornices, cupboard housing the gas central heating boiler, radiator.

### Kitchen

15'2" x 8'2" (4.63m x 2.50m)

Double glazed windows to the rear and fitted with a matching range of base and eye level units with worktop space over, single drainer sink, fitted four ring gas hob with extractor hood above and electric oven below, space for fridge freezer, door to the basement rooms, wooden flooring, tiled walls, composite double glazed door to the rear garden.

### Basement One

21'1" x 11'0" (6.43 x 3.37)

Gas and electric meters, under stairs storage area

### Basement Two

11'9" x 10'3" (3.60 x 3.13)

### Basement Three

11'9" x 10'5" (3.60 x 3.20)

## FIRST FLOOR

### Landing

Large landing area, with great sized storage cupboard with access to the roof void. Laminate wooden floor, fitted drawer and cupboard unit.

### Bedroom 1

11'6" x 11'8" (3.50m x 3.56m)

Window to front, laminate wooden floor, fitted wardrobe with sliding doors and radiator.

### Bedroom 2

9'3" x 12'9" (2.81m x 3.88m)

Window to rear, laminate wooden floor, radiator.

### Bedroom 3

11'7" x 9'1" (3.53m x 2.77m)

Window to front, laminate wooden floor, radiator.

### Bathroom/WC

Large contemporary bathroom suite in white with panelled bath

with electric shower over and shower screen, pedestal wash hand basin, low level WC, decorative flooring, part tiled walls, window to rear, radiator.

## OUTSIDE

### Gardens & Parking

Fully enclosed rear garden with decorative imprinted concrete, walled boundaries, gate to rear. Readily available parking to the front and close by, the vendor states they currently have three vehicles have no issues for parking .

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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.



Total area: approx. 158.0 sq. metres (1700.9 sq. feet)

