



Knott Lane  
Hyde, SK14 5BS

**Offers over £250,000**



There's no agent like home



This spacious semi-detached property, located in the popular area of Gee Cross, offers a fantastic development opportunity. In need of refurbishment and updating throughout, this home is ideal for someone looking to put their own stamp on a property and create a great family home. The property is offered with no vendor chain, making the buying process smoother and quicker.

Situated close to Werneth Low, this property is conveniently located near local schools, amenities, and transport links, making it an excellent choice for families and commuters alike.

The ground floor comprises an entrance hallway, a spacious lounge with a patio door leading to the conservatory, and a spacious kitchen/diner, which also features a patio door leading to the conservatory.

The first floor offers four bedrooms, with bedroom one having been opened up to bedroom two, creating a larger master suite, and a family bathroom.

The exterior includes a paved garden area to the front, a block-paved double driveway leading to the spacious garage, providing ample parking space and storage, and an enclosed garden to the rear, offering a private outdoor space.

This property presents an excellent opportunity for development and customization, allowing you to transform it into your ideal family home. Don't miss the chance to view this promising property!

**\*\*Viewing Recommended\*\***



## GROUND FLOOR

### Entrance Hall

Door to front, radiator, stairs leading to first floor, door to under stairs storage cupboard, open plan to dining room, doors leading to lounge and kitchen.

### Lounge 21'5" x 11'9" (6.53m x 3.57m)

Double glazed box window to front, radiator, patio doors leading to conservatory.

### Kitchen/Diner 10'7" x 14'9" (3.23m x 4.50m)

Double glazed window to rear, double glazed box window to front, radiator, patio doors leading to conservatory.

### Conservatory

Brick built base, double glazed windows to sides and rear, two radiators, doors leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 10'2" x 11'8" (3.10m x 3.56m)

Double glazed window to front, radiator, (bedroom has been opened up to bedroom 2)

### Bedroom 2 opened into bed 1

10'7" x 11'8" (3.23m x 3.56m)

Double glazed window to rear, radiator.

### Bedroom 3 6'5" x 6'6" (1.96m x 1.99m)

Double glazed window to front, radiator.

### Bedroom 4 15'6" x 7'3" (4.72m x 2.21m)

Double glazed window to front, radiator.

### Bathroom

Four piece suite comprising, freestanding bath with shower attachment, vanity wash hand basin, low level WC and bidet, tiled walls, chrome towel radiator, two double glazed windows to rear.

## OUTSIDE

Paved garden to front. Driveway to side leading to detached garage. Enclosed garden to rear.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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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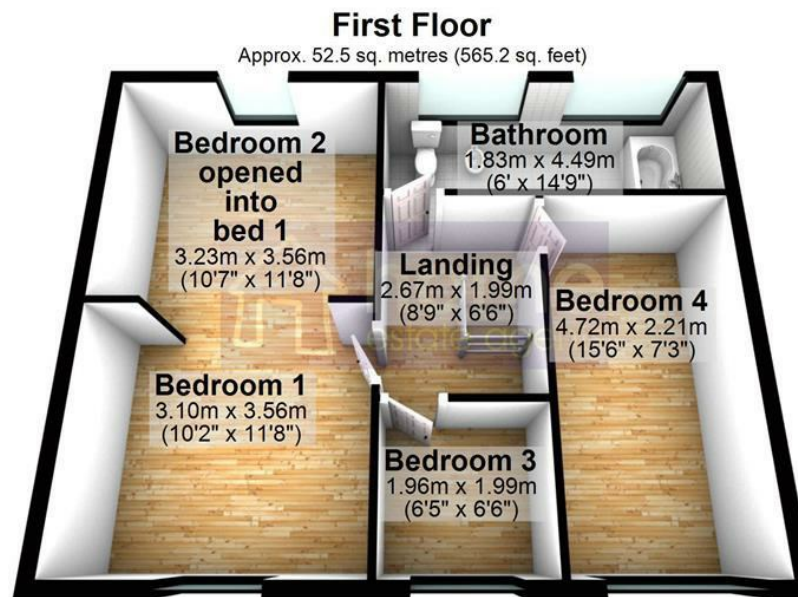
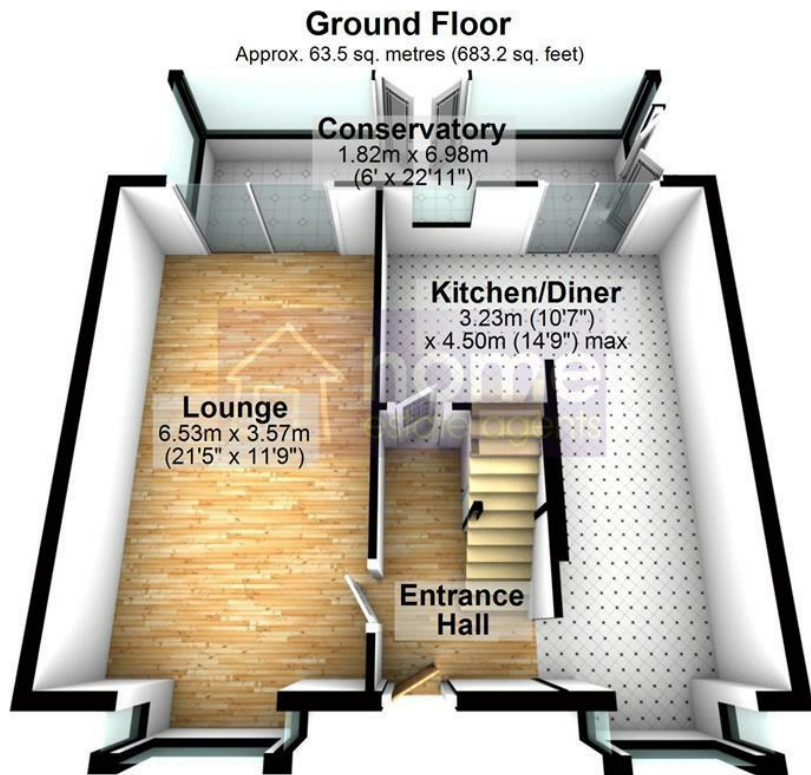













Total area: approx. 116.0 sq. metres (1248.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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