



## 103 Underwood Road, Hyde, SK14 3EA

**Offers Over £185,000**

Underwood Road is a fantastic place to call home, especially for families who need a little more room to grow. This three bedroom home offers generous living space throughout and is perfectly suited to busy family life. Coming to the market with the added benefit of no vendor chain, this means that completion could take place swiftly subject to any necessary surveys or conveyancing.

Step inside and you're greeted by a spacious entrance hallway – a practical space for coats, bags and school shoes after a long day. A handy WC just off it makes it practical. The bright and airy lounge/dining room enjoys a dual aspect, with a window to the front and sliding double doors to the rear opening out to the rear garden, creating a lovely space for relaxing or entertaining.

The breakfast kitchen is fitted with a range of wall and base units complemented by coordinating worktops and features also useful storage tucked neatly beneath the stairs.

Upstairs, the home continues to impress with three well proportioned bedrooms along with a bathroom with separate WC,

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## Entrance Hallway

Two windows to side elevation. Stairs to first floor. Door to WC. Door to:

## WC

3'9" x 2'11" (1.15m x 0.88m)  
Fitted with WC and hand wash basin.

## Living Room

18'10" x 11'6" (5.74m x 3.50m)  
Window to front, sliding door, door to:

## Kitchen

14'9" x 10'11" (4.50m x 3.34m)  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, space for fridge/freezer, window to rear, window to side, door to:

## Store

## Stairs and Landing

Doors to Bedrooms, Bathroom and WC. Door to storage cupboard.

## Bedroom One

10'11" x 11'6" (3.34m x 3.50m)  
Window to front elevation. Ceiling light. Radiator.

## Bedroom Two

11'8" x 10'11" (3.56m x 3.34m)  
Window to front elevation. Window to side elevation. Ceiling light. Radiator.

## Bedroom Three

7'7" x 8'1" (2.31m x 2.46m)  
Window to rear elevation. Ceiling light. Radiator.

## Shower Room

Window to rear elevation. Fitted with wet room style shower and hand wash basin. Ceiling light.

## WC

Window to rear elevation. Fitted with WC and handwash basin.

## Outside and Gardens

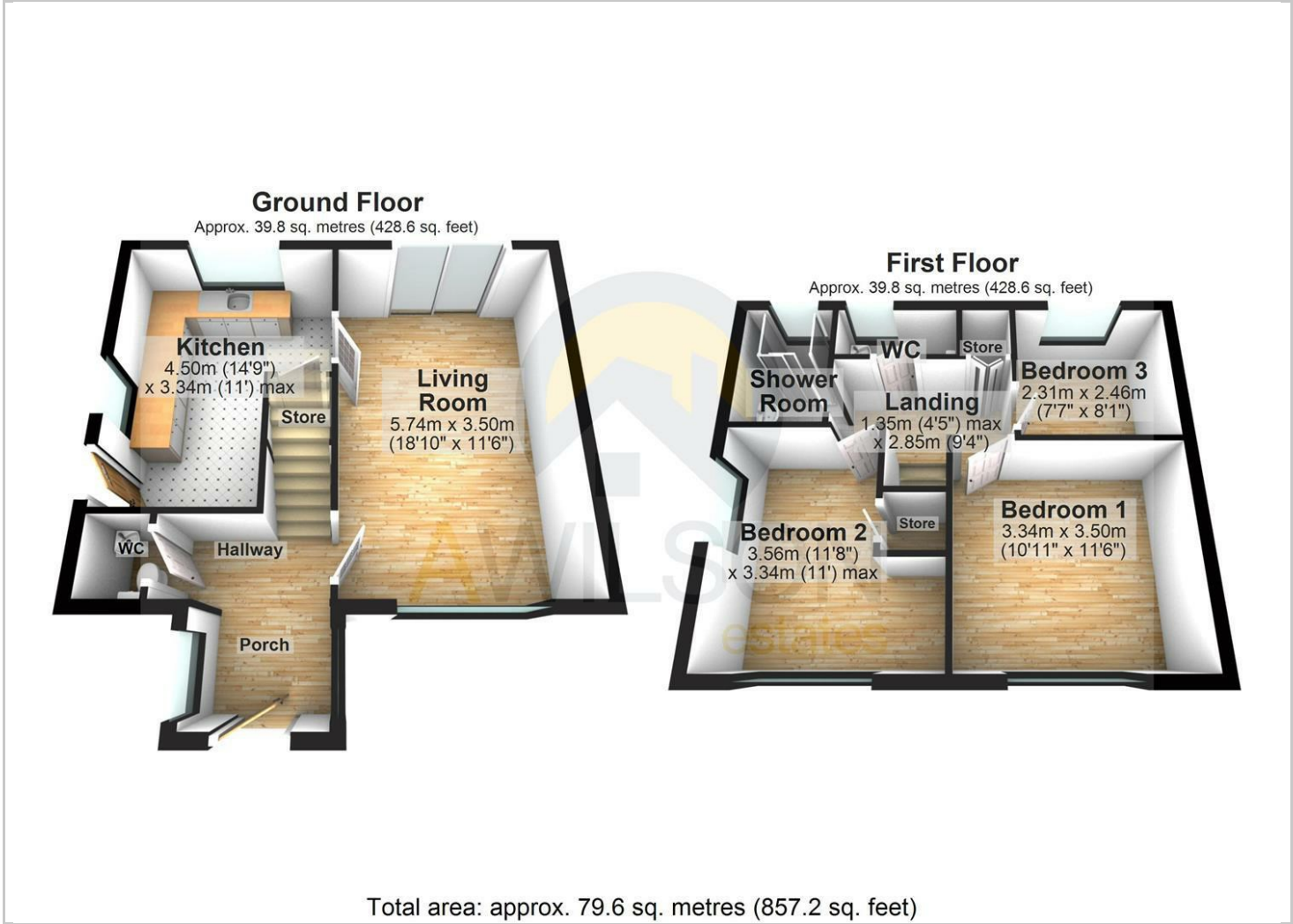
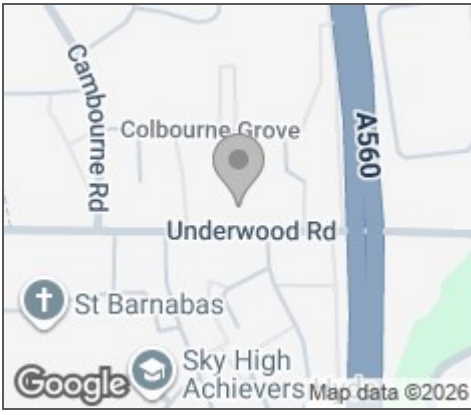
Private enclosed lawned garden to the front with path leading to front door.

Private enclosed rear garden with patio area and steps leading up to a further lawned area with additional space for garden shed.

## Additional Information

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: A





## 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		70	77	<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC				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