



Grosvenor Road, Hyde, SK14 5AH

Offers in the region of £308,000

Immaculate and Impressively sized is this generously proportioned family sized extended semi detached property located in a highly regarded and widely sought after residential location in Hyde positioned on the border of Gee Cross the property is ideally situated for access to local amenities, transport links and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The spacious accommodation has been well cared for and improved by the present owner and can only truly be appreciated first hand with a full internal viewing revealing: To the ground floor is an entrance porch leading to the fantastically sized lounge with an open staircase and fitted feature fire surround, second reception room opening to the dining room being open plan to the lovely sized fitted breakfast kitchen, conservatory and a great sized garage with utility area with a Valliant combi boiler installed in 2024 which has a 10 year warranty. Whilst to the first floor there are three double well proportioned bedrooms (The master bedroom has been converted to create one large bedroom, however this could easily be switched back to recreate the fourth bedroom) and a good sized shower room/WC. Externally to the front there is an excellent sized garden with driveway that provides parking for two/three vehicles if required leading to the good sized garage with utility area, there is also a good sized family garden with gate to a further garden area beyond. The property is double glazed and Hive central heated and only a full personal inspection will fully reveal the accommodation this fantastic property that is on offer.

Superb Family Sized property and an Early Viewing is Highly Advised!



GROUND FLOOR

Porch

Lounge

12'7" x 17'3" (3.84m x 5.27m)

Kitchen/Dining Room

8'5" x 17'3" (2.57m x 5.27m)

Conservatory

10'5" x 9'6" (3.20 x 2.92)

FIRST FLOOR

Landing

Bedroom 1

10'10" x 17'3" (3.30m x 5.27m)

Bedroom 2

17'7" x 7'2" (5.35m x 2.18m)

Bedroom 3

10'2" x 10'7" (3.11m x 3.23m)

Shower Room

Loft Room

9'5" x 17'3" (2.86m x 5.27m)

Loft Room

9'5" x 7'2" (2.86m x 2.18m)

OUTSIDE

Gardens & Driveway

Garage & Utility Area

17'7" x 7'2" (5.35m x 2.18m)

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/herself 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.



Total area: approx. 126.8 sq. metres (1364.7 sq. feet)

