

## Pudding Lane, Hyde

Freehold

Private garden • Decked patio area • Off-road parking • Modern kitchen with integrated appliances • Open plan kitchen dining • Modern bathrooms with stylish tiling • French doors to garden • Built-in wardrobes in bedrooms • NO CHAIN



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ESTATES**



Welcome to this beautifully presented three-bedroom, two-bathroom link-detached house - a vibrant and inviting home that perfectly combines modern design with every-day comfort. The kerb appeal is further enhanced by a well-maintained front garden, stylish iron fencing, and large windows with classic shutters, allowing an abundance of natural light to flood in. Off-road parking and a corner plot add both convenience and privacy, making this house as practical as it is attractive.

Stepping through the front door, you're greeted by a spacious hallway with storage and a handy downstairs wc. The home unfolds into a series of bright, contemporary spaces designed for comfortable family living and relaxed entertaining.

The heart of the house is an open plan kitchen and dining area, boasting sleek modern kitchen units, integrated appliances - including a dishwasher - and a bold red mosaic backsplash that adds a pop of personality. Stylish lighting fixtures and dark wood flooring create a warm, elegant atmosphere, while French doors seamlessly lead to the sunlit garden and decked patio, creating an effortless indoor-outdoor flow. The dining area is a showstopper, with a chic glass table, transparent chairs, and a decorative chandelier, offering the perfect setting for family dinners or lively gatherings with friends.

The spacious lounge features a stylish accent wall with book-themed wallpaper and elegant hardwood flooring - ideal for curling up with a good book or enjoying cosy evenings in watching a film with the family. Large windows and contemporary blinds ensure that every corner of the home is bathed in natural light.

Upstairs, three inviting bedrooms provide restful retreats for each member of the family.

The Principal bedroom impresses with windows on two sides, built-in wardrobes with mirrored doors, all creating a cheerful and relaxing environment. The en suite bathroom has a large shower making it the perfect retreat after a long day.

The additional bedrooms are equally appealing, featuring built-in shelving, space for a double bed and further in built storage. The third bedroom is a comfortable single, perfect for children or working from home.

The family bathroom is thoughtfully designed for both style and function. A shower over the bath provides the best of both worlds, also featuring a contemporary sink unit, mirrored storage cabinets, and heated towel rail.

The house is set back on a corner plot with a railed front garden offering privacy and adding to the kerb appeal. There are two parking spaces and a back garden with a raised decked area to make the most of the sun. An artificial grass lawn completes the garden and is perfect for young children.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

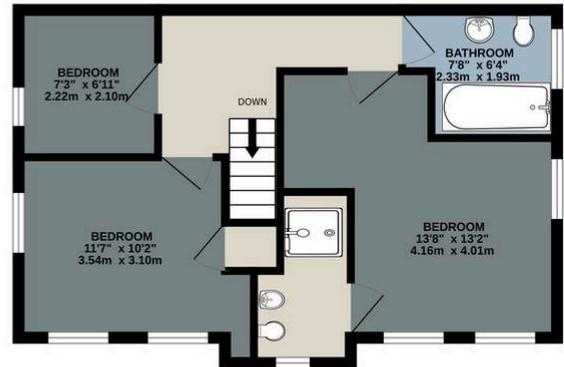
EPC Environmental Impact Rating:



GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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