



Peak Forest Close, Hyde

Leasehold

New build home built in 2018 • Fabulous South facing rear garden • Driveway for off road parking • Ground floor wc • Spacious kitchen/diner with patio doors • Walking distance into Hyde • Close to great transport links



On entrance you have a spacious hallway to shake off your shoes and coat and this is where your handy ground floor washroom is located. Turn right into the family living room which has space for family and friends to gather for a sociable evening and a bay window flooding the space with light.

Wander straight through into your kitchen/dining room which has lovely views over the garden and patio doors to welcome the outside in on lovely summer days. The contemporary light and bright kitchen has all the required appliances and ample worktop and cupboard space for those that like to cook. You have space for a dining table to seat six, so entertaining or supervising the children's homework could not be easier.

The South facing garden is the star of the show, a fabulous patio has been laid by the current owners for all your garden furniture. There is a great artificial lawn area for the children to play on whilst you enjoy drinks with family and friends. You are not over-looked so you can enjoy the garden in peace and quiet.

The first floor gives you three bedrooms and a family bathroom

Your principal bedroom overlooks the front and side of the property with double aspect windows. You have room for a double bed and wardrobes plus further storage if needed. Your second double also has space for a double bed and wardrobes and would make an ideal children's or teenager's room.

A third single currently used as a nursery would easily accommodate bedroom furniture or why not have a dressing room?

The family bathroom completes the second floor and has a white suite with a thermostatic shower.

Where it is

Peak Forrest close is situated on the development just off Dukinfield road. This home is positioned in a quiet location and easy access for walks and enjoying the nearby countryside. You are within walking distance of Hyde town centre plus a couple of minutes-drive from the motorway network. There are some local shops within walking distance for a morning paper and if you are drawn to the bright lights of the city centre you have a couple of train stations to choose from to travel into Manchester.

Council Tax band: C

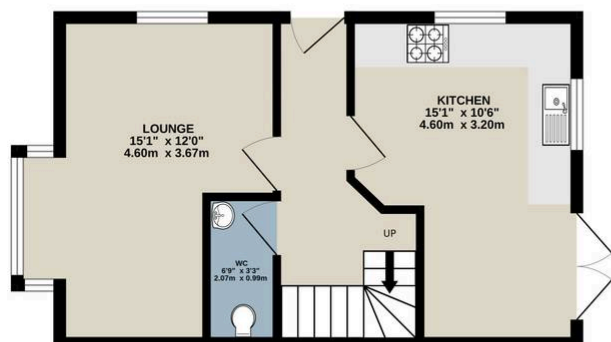
Tenure: Leasehold / 991 Years remaining

EPC Energy Efficiency Rating: B

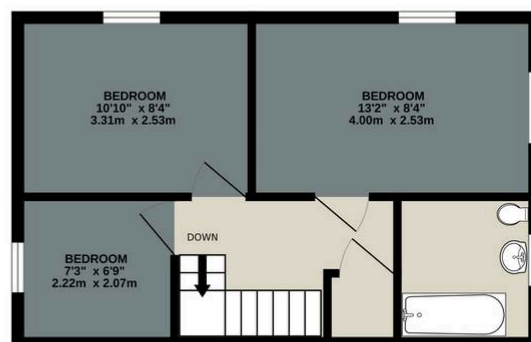
EPC Environmental Impact Rating: B



GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.3 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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