



## Ferndale, Hyde, SK14 4GP

Price £295,000

**\*\* Selling No Chain \*\***

Welcome to this charming townhouse located in the desirable area of Ferndale, Hyde. Built in 2009, this modern property offers a perfect blend of comfort and convenience, making it an ideal family home.

On the second floor you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The townhouse boasts three well-proportioned bedrooms, ensuring ample space for family members or guests. Each of the three bathrooms is thoughtfully designed, providing both functionality and privacy for everyone in the household.

Spread over three floors, this property offers a practical layout that maximises space and light. The inclusion of a utility room adds to the convenience, making laundry and household chores a breeze.

For those with vehicles, the property features parking for 1 vehicle along with a garage, providing secure storage and easy access.

This townhouse is not just a house; it is a home that offers a comfortable lifestyle in a friendly community. With its modern amenities and thoughtful design, it is a wonderful opportunity for anyone looking to settle in the vibrant area of Ferndale. Don't miss the chance to make this delightful property your own.



## GROUND FLOOR

### Hall

16'2" x 0'10" (4.92m x 0.26m)

Radiator, stairs, door to:

### Utility

8'0" x 5'7" (2.45m x 1.70m)

Two doors.

### Shower Room

8'8" x 2'9" (2.64m x 0.84m)

Radiator.

### Garage

16'2" x 7'10" (4.93m x 2.39m)

Up and over door.

### Bedroom 3

8'0" x 8'9" (2.45m x 2.66m)

Window to rear, radiator, door to:

## FIRST FLOOR

### Living Room

6'7" x 14'2" (2.00m x 4.33m)

Two windows to front, radiator, door to:

### Kitchen/Diner

7'10" x 14'8" (2.39m x 4.47m)

Two windows to rear, door to:

### Landing

## SECOND FLOOR

### Landing

7'6" x 9'1" (2.29m x 2.76m)

Stairs.

### Bedroom 1

11'8" x 14'2" (3.56m x 4.33m)

Two windows to front, radiator, door to:

### En-suite

6'6" x 4'10" (1.98m x 1.47m)

Radiator, door to:

### Bedroom 2

10'9" x 14'2" (3.28m x 4.33m)

Two windows to rear, radiator, door to:

### En-suite

5'3" x 4'10" (1.60m x 1.47m)

Heated towel rail, door to:

## 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.



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

