



## Gregory Street, Newton, Hyde, SK14 4NJ

**Offers over £205,000**

Situated at the end of this quiet and popular cul de sac is this well presented two bed end quasi semi detached property situated on the popular Cotton Mills development in Newton, Hyde and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for and improved by the present owner and briefly comprises: Entrance hall area with downstairs cloakroom, lounge and open plan feeling breakfast/dining kitchen to ground floor, whilst to the first floor there are two good sized bedrooms and a family bathroom/WC. To the outside there is parking potential for two vehicles to the front and a lovely sized and landscaped garden to the rear. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Viewing Highly Recommended!





## GROUND FLOOR

### Hall

Double glazed front door with double glazed window, storage cupboard,

### Cloakroom/WC

Double glazed window to front, two piece suite comprising, pedestal wash hand basin, low level WC, radiator.

### Kitchen/Dining Room

9'10" x 12'8" (3.00m x 3.85m)

Fitted with a matching range of base and eye level units with worktop space over, sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, open palm stairs to the first floor, open plan to living room.

### Lounge

10'2" x 12'8" (3.10m x 3.85m)

Upvc double glazed patio doors to the rear garden with windows to sides, TV aerial point, breakfast bar to kitchen and radiator.

## FIRST FLOOR

### Landing

Radiator.

### Bedroom 1

10'2" x 12'8" (3.11m x 3.85m)

Matching range of fitted wardrobes and top boxes, Upvc double glazed window to front, radiator.

### Bedroom 2

7'4" x 12'8" (2.24m x 3.85m)

Double glazed window to rear and radiator.

### Bathroom/WC

6'7" x 5'3" (2.00m x 1.60m)

Three piece suite in white comprising panelled bath with shower over and shower screen, pedestal wash hand basin and low level WC, part tiled walls, radiator.

## OUTSIDE

### Gardens & Driveway

To the outside there is parking potential for two vehicles to the front and a lovely sized and landscaped garden to the rear

## 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.

