



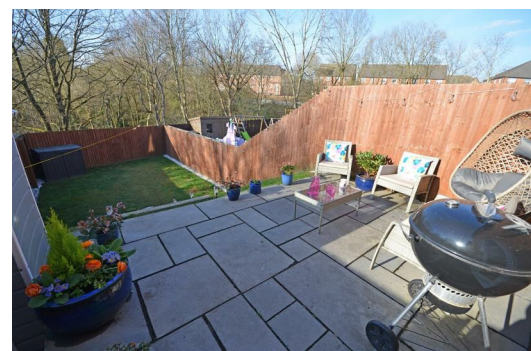
## Chapman Avenue, Hyde, SK14 2AR

**Offers over £275,000**

Immaculate is the best way to describe recently built three bedroom semi detached property located on this quiet and popular avenue in Hyde offering 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 by the present owners and briefly comprises: To the ground floor entrance hallway, downstairs cloakroom/WC, large bright and airy lounge, superb fitted dining kitchen with integrated appliances, whilst to the first floor there are three good sized bedrooms (master bedroom having en suite shower room) and a family bathroom/WC. To the outside the property has gardens to the front and rear with the rear garden being of a good size with open aspect to Hyde Park and a driveway to the front provides parking for two vehicles. 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.

Immaculate and located on a quiet and sought after avenue - Viewing Highly Recommended!





## GROUND FLOOR

### Entrance Hall

Double glazed front door, stairs to the first floor, storage cupboard, ceramic tiled floor, half glazed door to lounge and radiator.

### Living Room

13'9" x 12'1" (4.19m x 3.68m)

Upvc double glazed window to the front elevation, TV aerial point, half glazed door to the hallway, half glazed door to the superb dining kitchen and radiator.

### Cloakroom/WC

Fitted with two piece suite with pedestal wash hand basin with splash back tiling, low level WC, ceramic tiled flooring and radiator.

### Kitchen/Dining Room

9'5" x 15'7" (2.87m x 4.75m)

Fitted with a matching range of white base and eye level units with worktops over with 1 1/4 stainless steel single drainer sink unit and mixer tap, integrated fridge/freezer, dishwasher and washing machine, Zanussi built-in double oven, built-in four ring gas hob with extractor hood over, Upvc double glazed window to rear, storage cupboard, Upvc double glazed patio double doors to the lovely sized rear garden, gas central heating boiler and radiator.

## FIRST FLOOR

### Landing

Access to roof void and radiator.

### Bedroom 1

11'2" x 11'8" (3.41m x 3.56m)

Upvc double glazed window to the front, coloured fitted wardrobes and radiator.

### En-suite Shower Room

Three piece suite in white with stainless steel fitted shower cubicle and shower, pedestal wash hand basin, low level WC, Upvc double glazed window to front.

### Bedroom 2

10'10" x 8'7" (3.30m x 2.62m)

Upvc double glazed window to the rear with views over the rear garden and Hyde Park, radiator.

### Bedroom 3

11'8" x 6'8" (3.56m x 2.03m)

Upvc double glazed window to the rear with views over the rear garden and Hyde Park, radiator.

### Bathroom/WC

White suite comprising panelled bath with mixer shower over and shower screen, pedestal wash hand basin, low level WC, part tiled walls, tiled floor and radiator.

## OUTSIDE

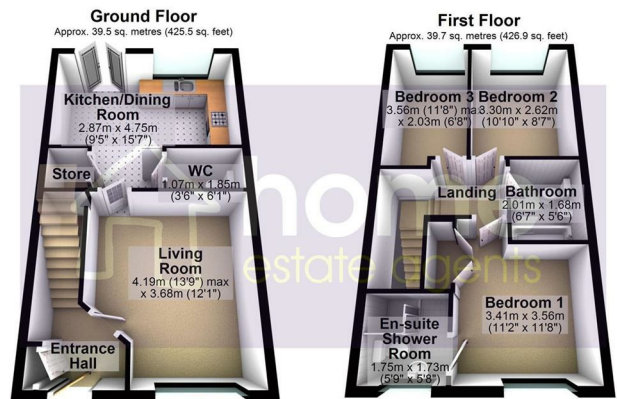
### Gardens & Driveway

To the front is a garden with driveway providing parking for two vehicles, gate to the side leading to the rear garden with paved patio area and in turn to the large than average lovely lawned garden with open aspect to Hyde Park and fenced boundaries.

## 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. 79.2 sq. metres (852.4 sq. feet)

