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# Gordon Close, Hyde, SK14 2BF

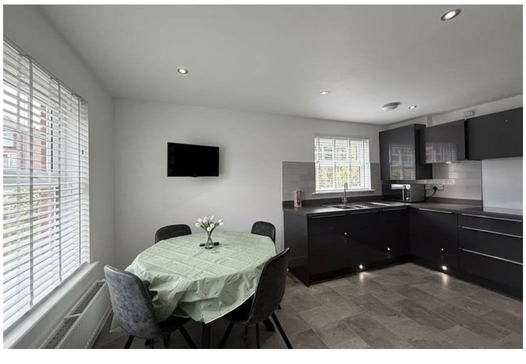
## Offers over £299,950

This beautifully presented three-bedroom semi-detached home offers a fantastic opportunity to purchase a modern family property situated within a quiet and highly sought-after residential development in Hyde. Finished to a high standard throughout, the property provides spacious and versatile accommodation ideal for growing families or buyers seeking additional living space, conveniently located close to local amenities, reputable schools and excellent transport connections, with Hyde Park nearby for scenic walks and outdoor leisure. The property also benefits from a pleasant position within the development, offering a welcoming and family-friendly environment.

In brief, the accommodation comprises an inviting entrance hallway, downstairs WC, a spacious lounge with French doors opening onto the garden area, allowing plenty of natural light and creating an ideal space for both relaxing and entertaining, along with a modern kitchen/dining room fitted with a range of wall and base units and ample space for family dining. The layout has been thoughtfully designed to suit modern day living, offering both comfort and practicality throughout. To the first floor are three generously sized bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom serving the remaining bedrooms.

Externally, the property benefits from a lawned front garden and a driveway to the side providing off-road parking. The enclosed rear/side garden has been designed for low maintenance and features a paved seating area and artificial lawn, making it perfect for outdoor entertaining, children's play space or simply relaxing during the warmer months.

This superb home is ready to move straight into and would make an ideal purchase for a variety of buyers. Early viewing is strongly advised to appreciate the accommodation, setting and overall quality this excellent home has to offer.



## GROUND FLOOR

### Hall
Door to front, door to storage cupboard, radiator, stairs leading to first floor, doors leading to:

### WC
Two piece suite comprising, wash hand basin and low-level WC, heated towel rail.

### Lounge
15'3" x 10'7" (4.64m x 3.22m)
Double glazed window to front, two radiators, double glazed French door leading out to side garden.

### Kitchen/Diner
15'1" x 9'10" (4.60m x 3.00m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to front, double glazed window to side, radiator.

## FIRST FLOOR

### Landing
Door to storage cupboard, doors leading to:

### Bedroom 1
9'5" x 10'7" (2.88m x 3.23m)
Double glazed window to side, door to built-in storage cupboard, door leading to:

### En-suite
Three piece suite comprising, pedestal wash hand basin, shower enclosure and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

### Bedroom 2
8'7" x 10'0" (2.61m x 3.06m)
Double glazed window to side, radiator.

### Bedroom 3
6'4" x 10'0" (1.93m x 3.06m)
Double glazed window to front, radiator.

### Bathroom
Three piece suite comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

## OUTSIDE
Lawned garden to the front and driveway to the side. Enclosed garden to the side with paved patio and artificial lawn.

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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.

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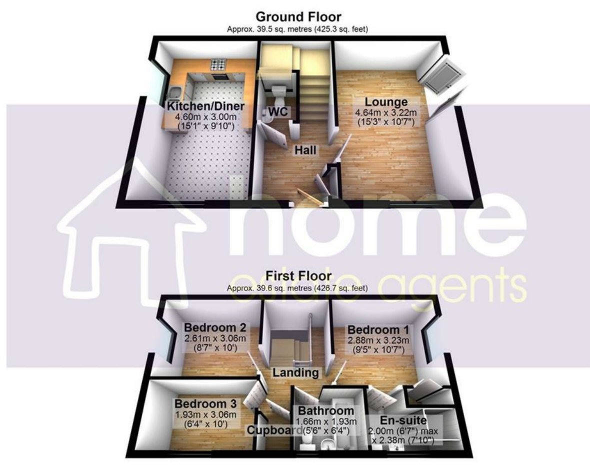


Total area: approx. 79.2 sq. metres (852.0 sq. feet)



Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
**Tel:** 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk