



## Duke Road, Newton, Hyde, SK14 4JB

**Offers over £259,000**

Ideally located is this Immaculate family home, with accommodation set over three floors offering two excellent sized bedrooms and a loft room, superbly sized bright and airy lounge, impressive fitted dining kitchen and excellent sized gardens to three sides.

Ready to move into and located on a good sized plot only a full personal inspection will fully reveal the quality of accommodation that is on offer, The well planned and deceptively spacious property briefly comprises: To the ground floor large entrance hallway, an excellent sized lounge with patio doors to the rear garden and an immaculate fitted dining kitchen again with patio doors to the rear garden. To the first floor there are two good sized bedrooms and a contemporary fitted family bathroom, a loft room provides further accommodation and is currently used as a bedroom. Externally as previously mentioned the property is located on a good sized plot with gardens to three sides and a double driveway to the front providing off road parking for two cars.

Viewing are highly recommended and are strictly by appointment only!





## GROUND FLOOR

### Hallway

### Lounge

16'5" x 10'8" (5.00m x 3.24m)

### Kitchen/Dining Room

16'5" x 9'2" (5.00m x 2.80m)

## FIRST FLOOR

### Landing

### Bedroom 1

16'5" x 9'6" (5.00m x 2.90m)

### Bedroom 2

9'10" x 9'10" (3.00m x 3.00m)

### Bathroom/WC

## SECOND FLOOR

### Loft Room

7'10" x 23'4" (2.40m x 7.10m)

### Eaves Storage

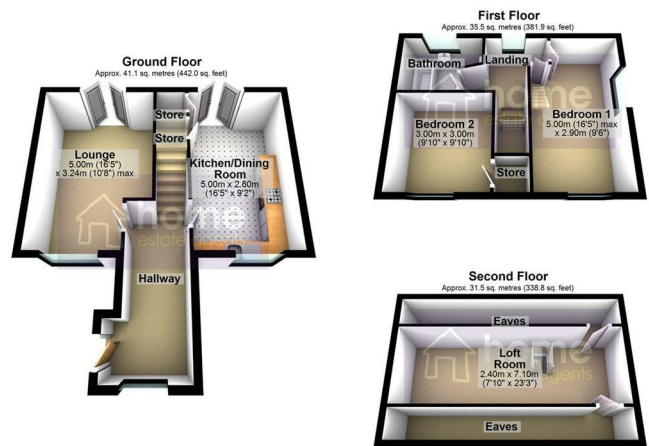
## OUTSIDE

### Gardens & Driveway

## 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. 108.0 sq. metres (1162.7 sq. feet)

