



## Fountain Street, Hyde, SK14 2PS

**Offers over £238,950**

A well-proportioned and inviting three bedroom end terrace property offered with no vendor chain, making it an ideal purchase for first-time buyers, growing families or those looking to move quickly. Positioned in the ever-popular Godley area of Hyde, the property is perfectly placed within walking distance of Godley train station providing direct links into Manchester, and close to local shops, schools and everyday amenities.

The accommodation is set over two floors and begins with an entrance vestibule leading into a comfortable lounge, followed by a separate dining room creating a versatile second reception space ideal for family meals or entertaining guests. To the rear, the kitchen/breakfast room offers plenty of space and a practical layout with access to the outside. The first floor hosts three bedrooms, with the second bedroom enjoying its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property benefits from a rear yard with access to a communal garden area, providing outdoor space, while to the side there is off-road parking available. The location is well-suited for those who enjoy the outdoors, with a variety of walking routes nearby and the beautiful Werneth Low Country Park just a short drive away, offering panoramic views and countryside walks.

This home combines space, convenience and excellent transport links in a sought-after location, making it a fantastic opportunity not to be missed.





## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

12'6" x 14'6" (3.81m x 4.42m)

Double glazed window to front, radiator, inglenook fireplace, exposed beams, double doors leading to:

### Dining Room

12'4" x 11'4" (3.75m x 3.45m)

Double glazed window to rear, radiator, exposed beams, door to under stairs storage, door leading to:

### Hall

Stairs leading to first floor, open to:

### Kitchen/Breakfast Room

17'1" x 8'3" (5.21m x 2.51m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in oven, built-in hob with extractor hood over, two double glazed windows to sides, radiator, two doors opening to both sides.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'6" x 14'6" (3.80m x 4.42m)

Double glazed window to front, radiator.

### Bedroom 2

13'8" x 8'2" (4.17m x 2.49m)

Double glazed window to side, radiator, door leading to:

### En-suite

Three piece suite comprising wash hand basin, shower enclosure and low-level WC, double glazed window to side, radiator.

### Bedroom 3

6'6" x 8'4" (1.98m x 2.55m)

Double glazed window to rear, radiator.

### Bathroom

5'7" x 8'4" (1.69m x 2.55m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail.

## OUTSIDE

## DISCLAIMER

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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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