



**Waterside, Hyde, SK14 3NY**

**Offers over £240,000**

---- 3D FLOORPLANS ---- Home Estate Agents are pleased to offer for sale this excellently sized four bedroom semi detached property offering family sized accommodation offering ready to move into accommodation and situated close to local amenities and transport links and only a full personal inspection will reveal the property that is on offer.

Situated on a quiet cul de sac the well planned and deceptively spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: To the ground floor entrance hallway, downstairs cloakroom/WC, large lounge through dining room, large fitted dining & breakfast kitchen and a utility room. To the first floor there are four good sized bedrooms and bathroom/WC. To the outside the property is positioned on a good sized plot with good sized gardens to three sides and a great sized driveway to the front providing parking for three/four vehicles. The property benefits from being double glazed and gas central heated ensuring that this property will appeal to even the most discerning of purchasers!

Superb Family Sized Accommodation - Viewing Highly Recommended!





## GROUND FLOOR

### Entrance Hall

Front door with window to the side, laminate wooden floor, dado rail, radiator.

### Cloakroom/WC

Low level WC, wash hand basin, window to rear and laminate wooden floor.

### Lounge

18'10" x 12'6" (5.73m x 3.81m)

Windows to the front and patio doors to the rear garden flooding the room with light, TV aerial point, dado rail, laminate wooden floor, ornate cast iron feature fireplace with open fire, radiators.

### Kitchen/Dining Room

18'10" x 10'10" (5.73m x 3.31m)

Double glazed windows to the side and rear, fitted with a matching range of base and eye level units with worktop space over, 1 1/4 inset sink and drainer, space for range style cooker, space for fridge freezer, door to the utility room, storage cupboard, tiled floor, tiled walls, radiator.

### Utility Room

7'9" x 3'3" (2.35m x 1.00m)

Window to side, window to rear, plumbing and space for automatic washing machine.

## FIRST FLOOR

### Landing

Large window to front with views to Werneth Low, access to roof void.

### Bedroom 1

11'2" x 12'9" (3.40m x 3.89m)

Window to front with views to Werneth Low, ceiling cornices, TV aerial point, radiator.

### Bedroom 2

9'11" x 10'10" (3.01m x 3.31m)

Window to side, fitted wardrobes, laminate wooden floor and radiator.

### Bedroom 3

8'7" x 10'10" (2.62m x 3.31m)

Window to rear and radiator.

### Bedroom 4

7'4" x 9'8" (2.23m x 2.94m)

Window to rear and radiator.

### Bathroom/WC

Three piece bathroom suite with panelled bath with mixer taps,

pedestal wash hand basin, low level WC, tiled walls, window to rear and radiator.

## OUTSIDE

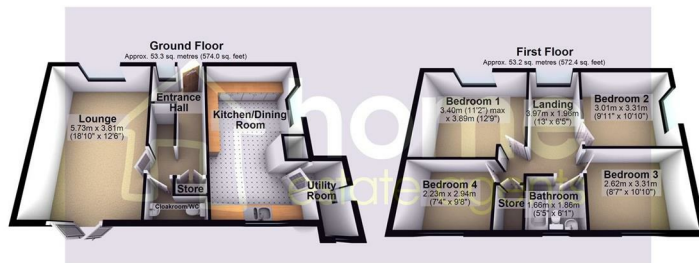
### Gardens & Driveway

To the front is a good sized garden and driveway with potential parking for three/four vehicles, sized garden with gate leading to the large rear garden with lawned garden area, paved patio area, fenced and walled boundaries, flower borders.

## 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. 106.5 sq. metres (1146.4 sq. feet)

