



Hillary Road, Newton, Hyde, SK14 4EA

Offers in the region of £245,000

Charming three bedroom dormer bungalow located on Hillary Road in the sought-after area of Newton, Hyde. This property boasts two reception rooms, fitted kitchen with fantastic potential to alter the property to your own individual tastes and provides plenty of space for a growing family or for those who enjoy having a home office or even a guest room.

The well planned and deceptively spacious bungalow briefly comprises: To the ground floor, entrance porch, entrance hallway, superbly sized lounge through dining room, fitted kitchen, bedroom two and a newly fitted shower room. To the first floor lies the master bedroom with fitted recess wardrobes, bedroom three/dressing room or potential bathroom and great sized eaves storage. To the outside the property has gardens to the front and rear with driveway offering parking for up to two vehicles and a detached garage.

The property is situated in a popular residential location and is offered chain free, so whether you are looking to downsize, purchase your first home, or invest in a property with great potential, this dormer bungalow on Hillary Road is sure to capture your heart. Don't miss out on the opportunity to make this house your home! Viewing Essential.



GROUND FLOOR

Porch

Upvc double glazed front door and part glazed door to the hallway.

Hall

Laminate wooden floor, radiator.

Lounge

14'6" x 12'0" (4.42m x 3.65m)

Good sized living room with fitted feature fire surround and fire inset, ceiling cornices, Upvc double glazed window to front, opening to the dining room, laminate wooden floor and radiator.

Dining Room

12'5" x 12'0" (3.78m x 3.65m)

Good sized dining room with open plan staircase to the first floor, ceiling cornices, Upvc double glazed window to rear, opening to the lounge, laminate wooden floor and radiator.

Kitchen

11'5" x 9'0" (3.47m x 2.75m)

Fitted kitchen with a matching range of base and wall units incorporating a 1 1/4 single drainer sink and mixer tap with work tops over, space for cooker, space for fridge and freezer, space and plumbing for automatic washing machine, ceiling cornices, spot lights, Upvc double glazed window overlooking the rear garden, double glazed door to the rear garden, tiled floor, and radiator.

Bedroom 2

11'4" x 9'0" (3.46m x 2.75m)

Upvc double glazed window to front, matching range of fitted wardrobes, vanity unit with mirror, bedside unit and radiator.

Shower Room

Newly fitted shower room with wet room shower area with electric shower, wall mounted wash hand basin, low level WC, Upvc double glazed window to side, heated towel rail.

FIRST FLOOR

Landing

Recess storage cupboard

Bedroom 1

11'6" x 9'2" (3.51m x 2.80m)

Double glazed window to rear with long range views, fitted recess wardrobes and drawer units, radiator.

Bedroom 3/Potential Bathroom/Dressing Room

9'6" x 8'6" (2.89m x 2.60m)

Double glazed window to side, access to large eaves storage

Eaves Storage

20'8" x 7'6" (6.30 x 2.30)

OUTSIDE

Garage

15'5" x 8'5" (4.70m x 2.57m)

Up and over door, windows to side

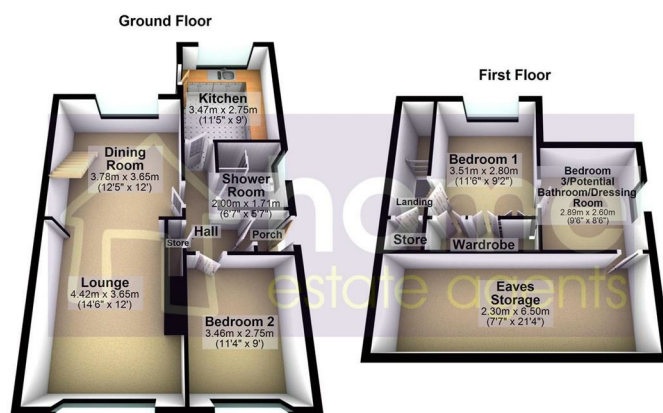
Gardens & Driveway

To the front is lawned garden, tarmacadam driveway, ramp t the front door. Whilst to the rear is a garden laid mainly to lawn with fenced boundaries and paved patio area, gate to the side elevation.

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. 99.6 sq. metres (1072.0 sq. feet)

