



Carlton Road, Hyde, SK14 2PW

Offers over £350,000

This beautifully presented four bedroom semi detached dormer bungalow is tucked away on a quiet cul-de-sac in the ever popular area of Godley, offering a superb blend of modern living and versatile accommodation, all finished to an exceptional standard throughout. The property has been thoughtfully updated and recently redecorated, creating a stylish and move-in ready home that will appeal to a wide range of buyers, particularly growing families or those seeking flexible living space.

Ideally located, the property is within close proximity to a range of local amenities, well regarded schools and excellent transport links, including nearby train stations providing easy access to surrounding towns and Manchester city centre, making it perfect for commuters.

The accommodation is both spacious and well planned, beginning with an entrance vestibule leading into the hall, a spacious lounge perfect for relaxing, and a second reception room with French doors opening out onto the rear garden. The newly fitted kitchen, boasts a contemporary range of units and integrated appliances, providing both style and functionality. Bedroom four is located on the ground floor and is currently utilised as a dining room, offering excellent flexibility to suit a variety of needs. A modern downstairs shower room completes the ground floor, adding further convenience. To the first floor, there are three generously sized bedrooms, all tastefully decorated, with the main bedroom benefiting from its own en-suite shower room.

Externally, the property continues to impress. To the front is a well maintained driveway providing ample off-road parking. To the rear is a fully enclosed garden designed with low maintenance in mind, featuring a block paved patio area, an artificial lawn for year-round greenery, and a stoned section adding further practicality. The garden is not overlooked and enjoys a private aspect, surrounded by woodland, providing a peaceful setting.



GROUND FLOOR

Entrance Vestibule

Door to front, double glazed window to side, door leading to:

Hall

Doors leading to:

Lounge

14'6" x 11'10" (4.42m x 3.61m)

Double glazed bow window to front, radiator.

Reception Room

12'3" x 11'10" (3.73m x 3.61m)

Double glazed window to rear, radiator, stairs leading to first floor, radiator, double glazed French door leading out to rear garden.

Kitchen

8'10" x 9'0" (2.70m x 2.74m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer washing machine and dishwasher, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator.

Dining Room/Bedroom 4

11'6" x 8'10" (3.50m x 2.69m)

Double glazed bow window to front, radiator.

Shower Room

Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

18'2" x 8'10" (5.54m x 2.69m)

Double glazed window to front, double glazed window to side, radiator.

Bedroom 2

13'0" x 8'6" (3.96m x 2.58m)

Double glazed window to rear, radiator.

Bedroom 3

11'5" x 11'10" (3.49m x 3.61m)

Double glazed window to front, radiator.

Shower Room

Three piece suite comprising, pedestal wash hand basin, tiled shower area and low-level WC, double glazed window to rear, radiator.

OUTSIDE

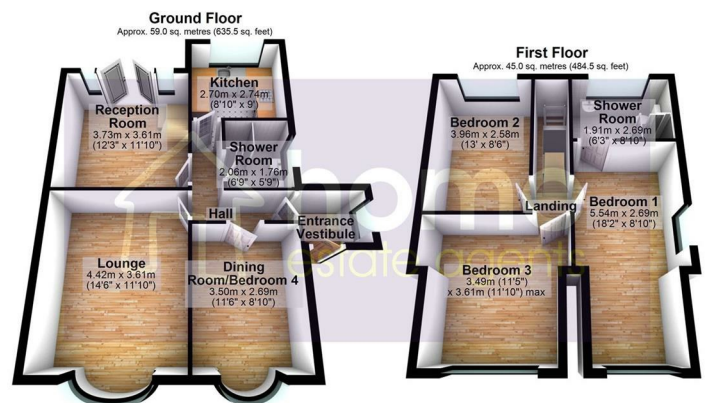
Double block paved driveway to the front. Enclosed garden to the rear with paved patio area, artificial lawn and gravelled area. Not overlooked to the rear and surrounded by woodland.

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.

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Total area: approx. 104.1 sq. metres (1120.0 sq. feet)

