



Clarendon Road  
Hyde, SK14 2LJ

Offers over £185,000



There's no agent like home

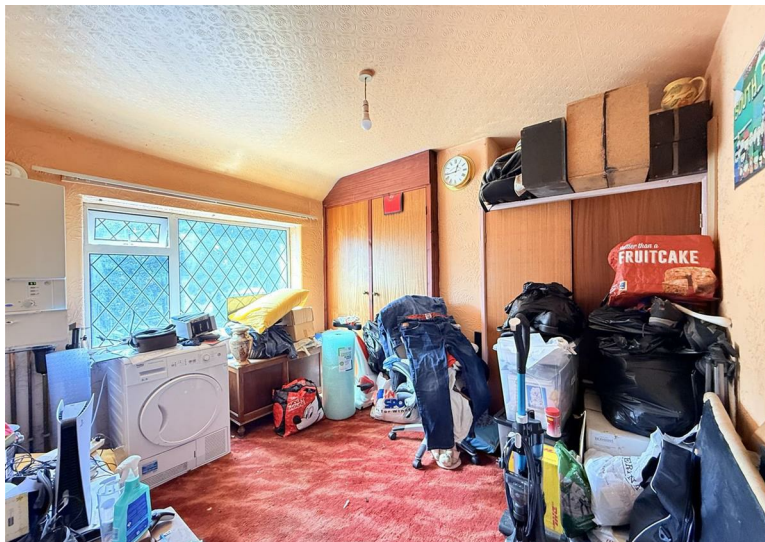
This spacious three-bedroom mid-terrace property presents a fantastic opportunity for buyers seeking a home with potential in a well-regarded and convenient location. Positioned in a popular area of Hyde, it offers easy access to Hyde Park, making it ideal for families and those who enjoy outdoor leisure. The area is well-served by a range of local amenities, as well as excellent transport links and reputable local schools, making it a practical choice for commuters and families alike.

Internally, the property retains a traditional layout with generous room sizes throughout. The ground floor features a porch and entrance hall, a comfortable lounge, a separate dining room ideal for family meals or entertaining guests, a kitchen, and a sun room.

Upstairs, there are three bedrooms – two of which are doubles – along with a family bathroom. While the property does require modernisation and refurbishment throughout, it provides a blank canvas for those looking to create a home tailored to their own taste and requirements.

Outside, the property boasts a paved and walled garden to the front, providing privacy and curb appeal. To the rear, there is a spacious garden that offers scope for landscaping.

This is a great opportunity for first-time buyers, investors, or anyone looking to put their own stamp on a property in a sought-after location. Early viewing is recommended to appreciate the potential on offer.



**GROUND FLOOR**

**Porch**

Door to front, windows to sides, door leading to:

**Hall**

Radiator, stairs leading to first floor, doors leading to:

**Lounge** 9'7" x 11'6" (2.91m x 3.51m)

Double glazed bay window to front, radiator, open plan to:

**Dining Room** 11'5" x 10'8" (3.49m x 3.26m)

Radiator, double glazed window to rear.

**Kitchen** 16'4" x 8'2" (4.99m x 2.49m)

Fitted with a range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to rear, door leading to:

**Sun Room** 6'0" x 8'0" (1.84m x 2.45m)

Window to front, door leading out to rear garden.

**FIRST FLOOR**

**Landing**

Doors leading to:

**Bedroom 1** 10'5" x 10'7" (3.18m x 3.23m)

Double glazed bay window to front, radiator.

**Bedroom 2** 10'11" x 10'7" (3.33m x 3.23m)

Double glazed window to rear, radiator.

**Bedroom 3** 6'9" x 6'8" (2.07m x 2.03m)

Double glazed window to front, radiator.

**Bathroom** 6'11" x 6'4" (2.12m x 1.93m)

Three piece suite comprising bath, wash hand basin and low-level WC, double glazed window to rear, door to:

**OUTSIDE**

Paved garden and pathway to the front of the property.  
Garden to the rear.

**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. 81.7 sq. metres (879.0 sq. feet)

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 82        |
| (69-80) C                                                       | 69      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales<br>EU Directive 2002/91/EC                      |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales<br>EU Directive 2002/91/EC                      |         |           |