



Roe Cross Green, Hyde, SK14 6LP

Offers in the region of £410,000

This impressive three-bedroom detached bungalow enjoys a prime position on a small, well-regarded development in Mottram, a location that combines peace and privacy with everyday convenience. Stalybridge Town Centre is within easy reach, offering a wide range of shops, amenities and transport links, while local junior and high schools are close by. For those who enjoy the outdoors, the surrounding area boasts an abundance of countryside and moorland walks, making this an ideal choice for both families and those seeking a more tranquil way of life.

The property stands proudly on a larger-than-average corner plot, with established gardens to the front, side and rear. A detached single garage with driveway in front provides excellent off-road parking. Once inside, the accommodation is spacious and well thought out, beginning with a welcoming porch and entrance hall. The dual-aspect living room is flooded with natural light and creates a warm, comfortable space to relax. The kitchen is fitted with a range of units and opens directly to the rear garden via patio doors, seamlessly blending indoor and outdoor living. A separate dual-aspect dining room offers the perfect setting for family meals or entertaining, while a useful office provides flexibility for home working or hobbies. The three bedrooms are all generously sized and are served by a modern three-piece shower room.

The gardens surrounding the property are a particular highlight, carefully designed to provide a mix of low-maintenance areas and appealing outdoor spaces. To the front and side there are paved patios, tiered gravelled sections and mature planted borders, complemented by a neat lawned section. To the rear, a well-kept lawn and decking area create a private haven for summer barbecues, quiet relaxation, or entertaining family and friends.

This is a rare opportunity to purchase a detached bungalow in such a sought-after location, combining generous outdoor space with versatile accommodation.



GROUND FLOOR

Porch

Door to front, doors leading to:

Entrance Hall

8'2" x 9'11" (2.49m x 3.03m)

Radiator, doors leading to:

Living Room

13'11" x 15'0" (4.25m x 4.58m)

Double glazed windows to front and rear, feature fireplace with inset living flame effect fire, radiator, open plan to dining room, door leading to:

Kitchen

13'11" x 8'2" (4.25m x 2.48m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, space for tumble dryer, built-in eye level oven, built-in hob with extractor hood over, built-in microwave, double glazed window to front, double glazed patio door opening out to rear garden.

Dining Room

12'0" x 10'0" (3.66m x 3.05m)

Double glazed windows to side and rear, radiator, door leading to:

Office

6'0" x 9'0" (1.84m x 2.74m)

Double glazed window to side, small double glazed window to rear, radiator.

Master Bedroom

9'7" x 10'0" (2.93m x 3.05m)

Double glazed window to side, radiator, fitted wardrobes.

Bedroom 2

11'0" x 9'0" (3.35m x 2.74m)

Double glazed window to front, radiator.

Bedroom 3

9'1" x 10'0" (2.77m x 3.05m)

Double glazed window to side, radiator.

Shower Room

7'1" x 6'1" (2.15m x 1.85m)

Three piece suite comprising walk-in shower area, vanity wash hand basin and low-level WC tiled walls, two double glazed windows to side, radiator.

OUTSIDE

Gardens to the front side and rear with detached single garage with driveway in front.

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