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Etherow Brow, Hyde, SK14 6AB

Offers over £399,950

Stunningly presented and extensively refurbished, this stone-built bay-fronted end terraced property offers spacious and versatile accommodation, including three double bedrooms, together with a driveway and detached garage. Lovingly upgraded by the current owners to a high standard throughout, the property creates a superb family home in a popular semi-rural location, enjoying far-reaching views to the front and situated within a quiet residential area of Broadbottom.

The property occupies a highly desirable position close to a range of local amenities, schools, and parks. The nearby M67 provides convenient access to Manchester City Centre and surrounding areas, while regular bus and train services are within easy reach, with Broadbottom railway station just a short walk away, making it an ideal choice for commuters.

The accommodation comprises an entrance vestibule, welcoming hallway, spacious lounge featuring a bay window and attractive log-burning stove, a stylish kitchen/dining room which opens into the utility area, benefitting from velux windows to create a bright and airy addition to the home. To the first floor are two well-proportioned bedrooms and a contemporary shower room, while the second floor offers an impressive double bedroom with its own en-suite facilities.

Externally, a driveway to the side provides off-road parking and leads to a detached garage, offering a superb and highly versatile space that is currently utilised as a home gym. Complete with a ground-floor WC and useful first-floor office space, making it ideal for those working from home, running a hobby business or those requiring workshop space. To the rear is a secluded paved courtyard garden with a decked seating area and raised planters, providing an attractive and low-maintenance outdoor space for relaxing and entertaining.

This exceptional home combines character features with modern living and must be viewed to be fully appreciated.

GROUND FLOOR

Entrance Vestibule
3'3" x 3'5" (0.99m x 1.04m)
Door to front, door leading to:

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

Lounge
13'2" x 12'0" (4.01m x 3.66m)
Double glazed bay window to front, feature inglenook fireplace with log burner, radiator.

Kitchen/Diner
13'4" x 11'6" (4.07m x 3.51m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated dishwasher, space for cooker, double glazed window to rear, radiator, door to storage cupboard, open plan to:

Utility
6'4" x 6'10" (1.92m x 2.09m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, space for tumble dryer, window to side, two velux windows, door leading out to rear garden.

FIRST FLOOR

Landing
Double glazed window to rear, stairs leading to second floor, doors leading to:

Bedroom 1
13'4" x 10'5" (4.06m x 3.18m)
Double glazed window to front, radiator, door leading to shower room.

Bedroom 2
13'3" x 10'0" (4.03m x 3.04m)
Double glazed window to rear, radiator.

Shower Room
9'9" x 5'1" (2.96m x 1.55m)
Three piece suite comprising, shower area, wash hand basin and low-level WC, double glazed window to front, heated towel rail.

SECOND FLOOR

Landing
9'0" x 2'7" (2.74m x 0.79m)
Double glazed window to rear.

Bedroom 3
16'2" x 10'4" (4.92m x 3.14m)
Velux windows, built-in storage cupboards, door leading to:

En-suite
Three piece suite comprising, wash hand basin, shower area and low-level WC, velux window.

Garage
11'4" x 14'9" (3.46m x 4.50m)
Up and over door to the front, access door to the front, stairs leading to office.

WC
4'2" x 7'6" (1.28m x 2.29m)
Two piece suite comprising wash hand basin and low-level WC.

Office
11'5" x 14'9" (3.48m x 4.50m)
Two velux windows.

OUTSIDE
Driveway to the side of the property leading to the detached garage. Enclosed secluded paved yard area to the rear with decked area and raised planters.

DISCLAIMER
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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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