



Lodge Lane, Hyde, SK14 4LB Offers in the region of £300,000

Nestled on the charming Lodge Lane in Hyde, this stunning Victorian semi-detached home is a true gem. Immaculately presented, this property boasts an inviting atmosphere that is sure to impress. With two spacious reception rooms, there is ample space for both relaxation and entertaining, making it perfect for family gatherings or hosting friends.

The home features three well-proportioned bedrooms, providing comfortable living for families or those seeking extra space. Additionally, there is one modern bathroom & a downstairs WC, ensuring convenience for all residents. The property is enhanced by two eco log effect gas fires, which not only add a touch of warmth but also contribute to energy efficiency.

One of the standout features of this home is the absolutely amazing huge back garden. This expansive outdoor space offers endless possibilities for gardening, play, or simply enjoying the fresh air. It is an ideal setting for summer barbecues or quiet evenings under the stars.

This property is a rare find in such immaculate condition, and it is sure to attract considerable interest. We encourage you to act quickly to secure this delightful home, as opportunities like this do not last long. Whether you are a first-time buyer or looking for a family home, this Victorian beauty on Lodge Lane is not to be missed.



GROUND FLOOR

Entrance Vestibule

4 x 4 (1.22m x 1.22m)

Front door leading into small vestibule and another door leading into hallway

Entrance Hall

15' x 6'7" (4.57m' x 1.83m'2.13m)

Long hallway that has 2 doors leading into 2 reception rooms and stairs leading up

Living Room

16'0" x 12'0" (4.88m x 3.66m)

Bay window to front. Stunning exposed original brick fireplace with eco gas fire. All original coving

Reception 2

15'0" x 16'4" (4.57m x 4.98m)

Window to rear, 2 doors leading into downstairs wc and kitchen. Beautiful fireplace again with gas eco fire and solid lintel top surround.

WC

9 x 3 (2.74m x 0.91m)

2 piece toilet & sink , boiler located in here. Also access to the basement but not used

Kitchen

16'1" x 6'0" (4.89m x 1.83m)

Window to side , bottom & top cupboards, 4 ring gas hob with electric oven. Sink basin and free standing appliances which the vendor maybe happy to leave if there next purchase is integrated

FIRST FLOOR

Landing

Stairs, lovely wide landing with 3 doors leading into 2 bedrooms & a bathroom. Another set of stairs leading to 2nd floor and door leading into Harry Potter cupboard

Bedroom 1

14'0" x 16'4" (4.27m x 4.98m)

Window to front, huge master bedroom that could easily be turned into 2 bedrooms

Bedroom 2

12'0" x 8'0" (3.66m x 2.44m)

Window to rear, door.

Bathroom

12 x 8 (3.66m x 2.44m)

Window to rear, big 3 piece bathroom. Bath with over head shower , toilet & sink

Harry Potter cupboard

5 x 5 (1.52m x 1.52m)

Medium size cupboard , great for storage

SECOND FLOOR

Bedroom 3

21'0" x 16'4" (6.40m x 4.98m)

Skylight, full size attic room with lots of storage

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. 140.3 sq. metres (1510.7 sq. feet)

