



## Sgt Mark Stansfield Way, Hyde, SK14 3FX

**Offers over £265,000**

This beautifully presented three-bedroom semi-detached property offers modern, ready-to-move-into accommodation and is situated within a quiet and popular residential development, making it an excellent choice for first-time buyers, young families, and commuters alike.

Conveniently located, the property is within walking distance of Hattersley train station, providing excellent access into Manchester, while also benefiting from regular bus services, easy access to the M67 motorway, and a selection of well-regarded schools and nurseries nearby.

The well-maintained accommodation briefly comprises an entrance hallway, downstairs WC, a modern fitted kitchen, and a spacious lounge with French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a contemporary family bathroom.

Externally, the property enjoys a driveway to the side providing off-road parking. To the rear is a fully enclosed garden featuring a paved patio area, lawn, and an attractive raised decking seating area, offering the perfect space for relaxing, outdoor dining, and family enjoyment. Early viewing is highly recommended to fully appreciate the accommodation, presentation, and convenient location this fantastic home has to offer.



## GROUND FLOOR

### Hall

3'3" x 6'5" (1.00m x 1.96m)

Door to front, door to storage cupboard, stairs leading to first floor, doors leading to:

### Cloakroom

5'1" x 2'11" (1.54m x 0.90m)

Two piece suite comprising, pedestal wash hand basin and low-level WC.

### Kitchen

12'6" x 8'6" (3.80m x 2.60m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap and tiled splashbacks, built-in oven, built-in hob with extractor hood over, double glazed window to front, radiator.

### Lounge

15'9" x 15'3" (4.80m x 4.66m)

Two double glazed windows to rear, door to storage cupboard, double glazed French door opening out to rear garden.

## FIRST FLOOR

### Landing

6'0" x 6'7" (1.83m x 2.00m)

Door to storage cupboard, doors leading to:

### Bedroom 1

14'2" x 9'2" (4.32m x 2.80m)

Double glazed window to rear, door leading to:

### En-suite Shower Room

4'6" x 9'2" (1.38m x 2.80m)

Three piece suite comprising, tiled shower area, pedestal wash hand basin and low-level WC.

### Bedroom 2

10'6" x 9'2" (3.20m x 2.80m)

Double glazed window to front.

### Bedroom 3

9'7" x 6'7" (2.91m x 2.00m)

Double glazed window to rear.

### Bathroom

8'9" x 5'9" (2.66m x 1.76m)

Three piece suite comprising, panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to front.

## OUTSIDE

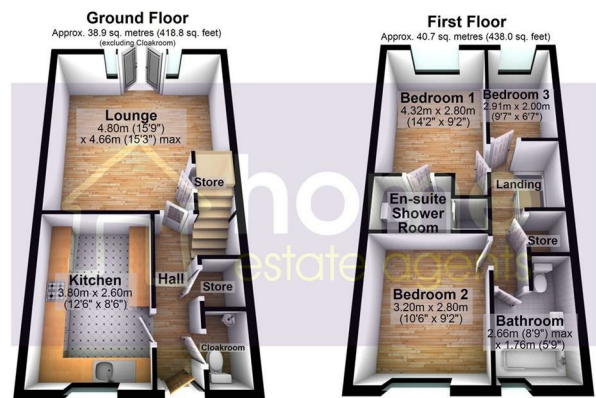
Driveway to the side. Enclosed garden to the rear with paved patio area, lawn and raised decking seating area.

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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/herself 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. 79.6 sq. metres (856.8 sq. feet)

