



## Steeple View Close, Hyde, SK14 4XJ

### Offers over £295,000

This beautifully presented three-bedroom townhouse offers spacious and versatile accommodation thoughtfully arranged across three floors, creating an ideal home for modern family living. Tucked away in a highly regarded residential enclave on a peaceful cul-de-sac, it combines a sense of privacy with excellent convenience, being just a short distance from a wide range of local amenities, popular schools, and superb transport links, including the nearby Flowery Field train station with direct connections into Manchester.

The ground floor is designed with practicality in mind, featuring a welcoming entrance hall, a convenient WC, and a stylish kitchen and dining room with French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. From here, there is also access to the integral garage, offering both secure parking and additional storage.

The first floor reveals a bright and spacious lounge, enhanced by a Juliette balcony, making it the perfect space for relaxing or entertaining. A well-sized bedroom with its own en-suite shower room is also found on this level, providing a private retreat.

The top floor houses two further bedrooms, both of which are tastefully decorated and versatile in use, along with a contemporary family bathroom fitted with a three-piece suite. Together, the layout provides flexible living arrangements to suit a variety of lifestyles.

Externally, the property enjoys a driveway to the front leading to the integral garage. To the rear, the enclosed garden boasts an artificial lawn and a paved patio area, ideal for outdoor dining, barbecues, or simply unwinding in the sun.

With its thoughtful design and excellent location, this townhouse is perfect for first-time buyers, growing families, or professionals looking for a well-connected home that offers both comfort and style.



## GROUND FLOOR

### Hall

Door to front, stairs leading to first floor, doors leading to:

### WC

Two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator.

### Kitchen/Dining Room

9'7" x 15'11" (2.91m x 4.85m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, built-in oven, built-in hob with extractor hood, double glazed window to rear, radiator, double glazed French doors leading out to rear garden.

## FIRST FLOOR

### Landing

Stairs leading to second floor, door to storage cupboard, doors leading to:

### Lounge

14'4" x 15'11" (4.37m x 4.85m)

Double glazed window to rear, double glazed French doors opening to a Juliet balcony, radiator.

### Bedroom 1

16'9" x 9'5" (5.11m x 2.87m)

Double glazed window to front, radiator, door leading to:

### En-suite Shower Room

Three piece suite comprising tiled shower enclosure, wash hand basin and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

## SECOND FLOOR

### Landing

Doors leading to:

### Bedroom 2

15'10" x 6'1" (4.83m x 1.85m)

Double glazed window to front, radiator.

### Bedroom 3

12'8" x 9'1" (3.85m x 2.77m)

Two double glazed velux windows, radiator.

### Bathroom

7'8" x 6'6" (2.33m x 1.97m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, part tiled walls, double glazed velux window, heated towel rail.

## OUTSIDE

Driveway to the front of the property leading to the garage. Enclosed garden to the rear with artificial lawn and paved patio area.

### Garage

18'6" x 9'3" (5.63m x 2.83m)

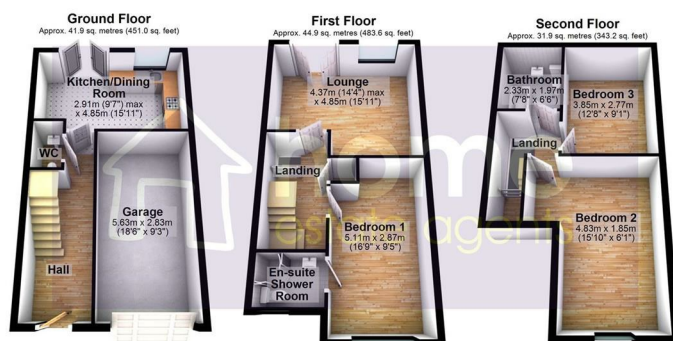
Up and over door to the front, power and lighting, access door to hall.

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Total area: approx. 118.7 sq. metres (1277.8 sq. feet)

