



Manor Road, Hyde, SK14 4HQ

Offers over £189,950

Situated in a popular residential area, this beautifully presented two-bedroom end mews property offers spacious accommodation, a generous rear and side garden, and a double driveway, making it an excellent choice for first-time buyers, young professionals and those looking to downsize without compromising on space. Ideally positioned, the property is within easy reach of local schools, shops and everyday amenities, while excellent road links and convenient access to the M60 and M67 motorway networks make commuting effortless.

Finished to a high standard throughout, the welcoming entrance hall leads into a charming lounge where an attractive inglenook fireplace creates a warm and inviting focal point. To the rear, the stylish modern kitchen/diner is fitted with a range of contemporary units and provides ample space for both everyday family life and entertaining.

The first floor offers two well-proportioned double bedrooms together with a beautifully appointed modern shower room, creating comfortable and practical accommodation ready to move straight into.

Externally, the property continues to impress. A block paved double driveway provides ample off-road parking to the front, while the enclosed rear and side garden is a real standout feature. Enjoying a spacious paved patio, ideal for outdoor dining and summer entertaining, with steps leading to a raised lawn that offers an excellent space for children to play, pets to roam or simply to relax and enjoy the outdoors.

Combining stylish interiors, generous living space, exceptional outdoor space and a highly convenient location, this superb home is certain to appeal to a wide range of buyers and early viewing is highly recommended.



GROUND FLOOR

Hall

8'6" x 3'10" (2.60m x 1.18m)

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

Lounge

12'8" x 12'6" (3.86m x 3.80m)

Double glazed window to front, feature inglenook fireplace, radiator, door leading to:

Kitchen

7'10" x 15'5" (2.39m x 4.71m)

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

FIRST FLOOR

Landing

3'1" x 5'11" (0.95m x 1.81m)

Double glazed window to side, door leading to:

Bedroom 1

11'6" x 15'5" (3.51m x 4.71m)

Double glazed window to front, radiator.

Bedroom 2

5'4" x 9'3" (1.63m x 2.81m)

Double glazed window to rear, radiator.

Shower Room

5'7" x 5'11" (1.69m x 1.81m)

Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Block paved double driveway to the front. Enclosed large garden to the rear and side with good sized paved patio and raised lawned area.

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. 56.7 sq. metres (610.5 sq. feet)

