



## Chestnut Grove, Hyde, SK14 4GS

**Price £350,000**

Immaculately presented is this three double bedroom contemporary detached property offering impressive and ready to move into accommodation of which only a full personal inspection will fully reveal.

Situated on a fantastic sized plot and Ideally positioned on a quiet cul de sac on this extremely popular development with Dukinfield Golf Club to the rear and located close to local amenities, local walks and transport links. The property provides well planned and deceptively spacious accommodation and briefly comprises : To the ground floor entrance hallway, downstairs cloakroom/WC, bright and airy lounge with patio doors to the conservatory, superb I shaped dining kitchen/family room with door to the great sized rear garden. To the first floor there are three excellent sized double bedrooms and a great sized contemporary four piece family bathroom/WC. To the outside the property has great sized gardens to all sides fantastic driveway with parking for two/three vehicles and a garage, the rear garden is certainly worthy of note offering a great size lawned garden with Pergola and resin decked patio areas and also affords a fantastic level of privacy.

Impressive Property Throughout - Viewing Highly Recommended!





## GROUND FLOOR

### Entrance Hall

Composite double glazed front door, stairs to the first floor, wooden flooring, radiator.

### Cloakroom/WC

Double glazed window to front, two piece suite comprising, pedestal wash hand basin and low level WC, radiator.

### Living Room

15'10" x 10'1" (4.83m x 3.07m)

Double glazed window to front, media wall with electric living flame effect fire, wooden flooring, Upvc double glazed patio doors to the conservatory, radiator.

### Conservatory

14'7" x 8'9" (4.45 x 2.67)

Lovely sized conservatory with double glazed windows and double doors to the extensive sized rear garden decorative flooring, radiator.

### Open Plan Kitchen & Dining Room

15'10" x 16'4" (4.83m x 4.99m)

Fitted with a matching range of high gloss grey base and eye level units with worktop space over, sink with drainer and mixer tap, integrated fridge/freezer, space and plumbing for washing machine, built-in eye level double oven, built-in gas hob with extractor hood over, wine rack, double glazed window to rear and window to front, two radiators, door to rear garden.:

## FIRST FLOOR

### Landing

Double glazed window to rear.

### Bedroom 1

11'0" x 13'0" (3.35m x 3.96m)

Double glazed window to front, matching range of fitted wardrobes, drawer and bedside units, air conditioning unit for warm or cool air, radiator.

### Bedroom 2

11'0" x 10'10" (3.35m x 3.29m)

Double glazed window to front, two storage cupboards, radiator.

### Bedroom 3

6'4" x 7'2" (1.93m x 2.19m)

Double glazed window to rear, radiator.

### Bathroom/WC

10'0" x 6'7" (3.05m x 2.02m)

Great sized four piece contemporary bathroom piece suite in white, comprising of a freestanding bath with central taps, large fitted shower cubicle with mixer rain shower, vanity wash hand basin and low level WC, tiled walls, tiled floor, window to rear, window to side, heated towel rail.

## OUTSIDE

### Garage

15'3 x 8'5 (4.65m x 2.57m)

Up and over door

### Gardens & Driveway

To the outside the property has great sized gardens to all sides fantastic driveway with parking for two/three vehicles and a garage, the rear garden is certainly worthy of note offering a great size lawned garden with Pergola and resin decked patio areas and also affords a fantastic level of privacy.

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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.



Total area: approx. 91.7 sq. metres (986.8 sq. feet)

