



## Talbot Road, Hyde, SK14 4EX

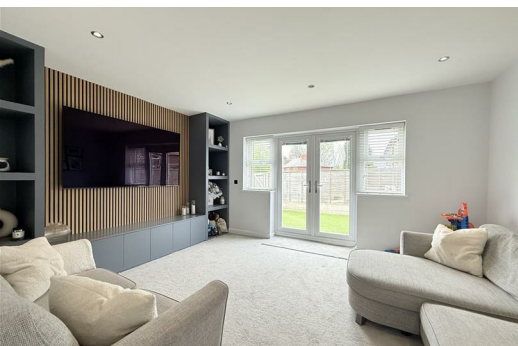
Price £300,000

Nestled on the desirable Talbot Road in Hyde, this stunning semi-detached house, built in 2019, offers a perfect blend of modern living and comfort. With three storeys of thoughtfully designed space, this immaculate property is ready for you to move in without any hassle.

As you enter, you are welcomed into a spacious reception room that provides an ideal setting for relaxation or entertaining guests. The house boasts four generously sized bedrooms, ensuring ample space for family or guests. Each of the three bathrooms is well-appointed, providing convenience and privacy for all occupants.

The property also features parking for two vehicles, a valuable asset in this sought-after area. The contemporary design and high-quality finishes throughout the home reflect a commitment to modern living, making it an attractive choice for those seeking a stylish and functional residence.

This home is not just a place to live; it is a sanctuary that offers comfort and convenience in equal measure. With its excellent condition and prime location, this property is a rare find in the market. Do not miss the opportunity to make this beautiful house your new home.



## GROUND FLOOR

### Entrance Hall

Stairs, door to:

### Toilet

6'6" x 3'2" (1.98m x 0.97m )

Window to front, radiator, Toilet & sink basin

### Closet

Storage for coats / shoes

### Kitchen / Diner

17'1" x 8'5" (5.21m x 2.56m)

2 x double glazed windows. white top & base units with dark wooden style worktops. integrated washing machine / dryer, Fridge freezer, Electric oven with ceramic top.

### Living Room

12'6" x 15'6" (3.81m x 4.73m)

Patio doors leading into the garden

## FIRST FLOOR

### Landing

Stairs.

### Bedroom 2

14'10" x 8'5" (4.53m x 2.56m)

Window to rear, radiator,

### Bedroom 3

14'9" x 8'5" (4.50m x 2.56m)

Window to front,

### Bedroom 4

9'3" x 6'10" (2.81m x 2.08m)

Window to rear,

### Bathroom

Window to front, radiator, 3 piece suite with bath , toilet & sink basin

## SECOND FLOOR

### Landing

Door to:

### Bedroom 1

7'8" x 11'1" (2.34m x 3.38m)

Window to rear, double radiator, door to:

### En-suite

Heated towel rail. Free standing shower, toilet & sink basin

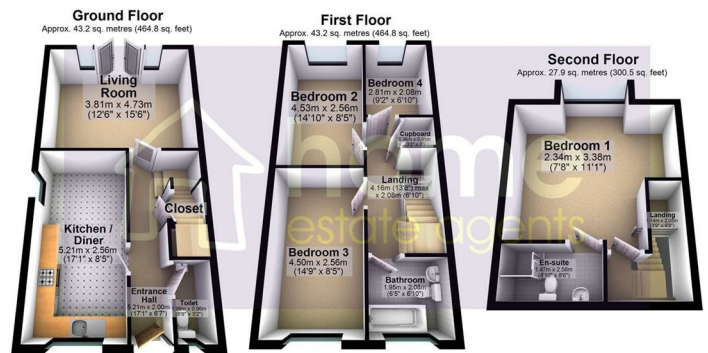
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accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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. 114.3 sq. metres (1230.1 sq. feet)

