home estate agents

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Talbot Road, Hyde, SK14 4EX

Offers in the region of £235,000

*** HUGE GARDEN & DOUBLE PARKING ****

Situated in a popular residential area of Hyde and within walking distance of Flowery Field train station, this beautifully presented and extended two-bedroom stone mid-terrace home effortlessly combines period charm with modern comforts. Retaining an abundance of character through its attractive exposed beams, the property offers spacious, well-planned accommodation that is ready to move straight into. Conveniently positioned close to local shops, schools and everyday amenities, it also benefits from excellent transport links, making it an ideal choice for commuters.

The accommodation begins with a generous open plan lounge/dining room, a welcoming and versatile living space centred around a charming log burner, creating a cosy focal point perfect for relaxing evenings or entertaining family and friends. To the rear, the stylish modern kitchen/breakfast room provides an excellent range of fitted units, ample worktop space and room for casual dining, the contemporary ground floor bathroom completes this floor. To the first floor are two well-proportioned double bedrooms, both tastefully decorated and offering comfortable and inviting spaces to unwind.

Externally, the property continues to impress with the added advantage of off-road parking to the rear. Beyond is a generous enclosed garden, thoughtfully designed for ease of maintenance and outdoor enjoyment, featuring a paved patio ideal for al fresco dining, a good-sized artificial lawn and plenty of space for children to play or for keen gardeners to personalise.

Offering a wonderful blend of character, modern presentation and practical living, this superb home is perfectly suited to first-time buyers, professional couples or those looking to downsize without sacrificing space or quality.







GROUND FLOOR

Lounge/Diner
21'11" x 13'5" (6.68m x 4.08m)
Double glazed window to front, feature inglenook fireplace with log burner, radiator, door to storage cupboard, door leading to:

Hall
4'1" x 7'1" (1.24m x 2.17m)
Radiator, stairs leading to first floor, door leading to:

Bathroom
6'0" x 5'11" (1.82m x 1.80m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls.

Kitchen/Breakfast Room
12'11" x 12'11" (3.93m x 3.94m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, matching breakfast bar, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stable door leading out to rear.

FIRST FLOOR

Landing
8'6" x 2'7" (2.60m x 0.78m)
Doors leading to:

Bedroom 1
13'0" x 13'5" (3.96m x 4.08m)
Double glazed window to front, radiator.

Bedroom 2
13'0" x 10'6" (3.96m x 3.20m)
Double glazed window to rear, door to storage cupboard, radiator.

OUTSIDE
Double driveway to the rear. Enclosed good sized south facing garden with paved patio and artificial lawn with electrics.

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. 81.5 sq. metres (877.1 sq. feet)







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