



Lodge Lane  
Hyde, SK14 4JX

Price £220,000

**\*\*NO CHAIN\*\*** This impressive bay-fronted and extended two-bedroom mid-terrace property presents an ideal opportunity for first-time buyers, growing families, or anyone seeking generous living space in a desirable location. The property features spacious and well-proportioned rooms throughout.

Upon entering, you are welcomed into a useful entrance vestibule that leads into a bright and airy lounge with a large bay window, allowing plenty of natural light to flood the room. The separate dining room provides an excellent space for entertaining or family meals, leading through to the bright kitchen fitted with ample storage and worktop space. A convenient ground floor WC adds further practicality to the layout.

Upstairs, the property offers two exceptionally spacious double bedrooms, capable of accommodating additional furniture or storage. The family bathroom is well-appointed, providing a relaxing space to unwind.

Externally, the home continues to impress with a paved forecourt garden to the front, while the rear of the property is a true highlight. The enclosed garden features a generous lawned area, a paved patio perfect for outdoor dining and entertaining, and a brick-built outbuilding ideal for storage. The garden backs directly onto Hyde Park, offering a tranquil backdrop rarely found in terraced properties.

Located within walking distance of Flowery Field train station, the home is perfectly positioned for commuters, with easy access to Manchester and surrounding areas. It is also close to a wide range of local amenities, schools, parks, and transport links, making it a practical and appealing choice for a variety of buyers.

This well-maintained and spacious home offers both indoor comfort and outdoor appeal, all in a prime position close to green spaces and excellent transport connections. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.



## GROUND FLOOR

### Entrance Vestibule

Door to front, open plan to:

### Lounge 14'1" x 13'6" (4.28m x 4.12m)

Double glazed bay window to front, radiator, open plan to:

### Hall

Stairs leading to first floor, open plan to:

### Dining Room 11'7" x 13'6" (3.53m x 4.12m)

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

### Kitchen 8'5" x 13'6" (2.57m x 4.12m)

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, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed velux, door leading out to rear garden, door leading to:

### WC

Fitted with low-level WC.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 12'10" x 14'5" (3.91m x 4.39m)

Double glazed window to front, radiator, storage cupboard.

### Bedroom 2 13'2" x 13'6" (4.01m x 4.12m)

Double glazed window to rear, radiator.

### Bathroom 9'1" x 5'3" (2.77m x 1.60m)

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

## OUTSIDE

Paved forecourt garden to the front. Enclosed good sized garden to the rear with paved patio, brick built outbuilding and large lawn area, backing onto Hyde park.

## 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.

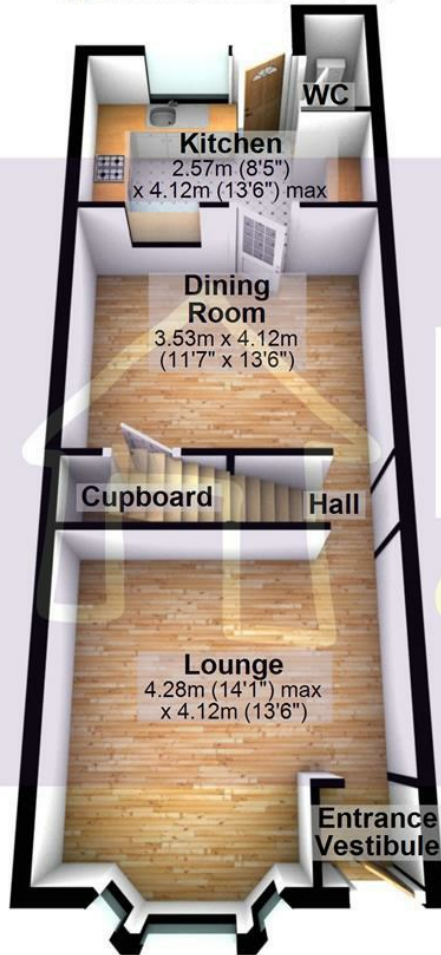
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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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**Ground Floor**  
Approx. 46.6 sq. metres (501.8 sq. feet)



**First Floor**  
Approx. 40.8 sq. metres (438.9 sq. feet)



Total area: approx. 87.4 sq. metres (940.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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