



## Danby Road, Newton, Hyde, SK14 4DL

**Offers over £425,000**

Immaculately presented is this extremely well proportioned five bedroom extended detached property occupying a pleasant position on this popular development in Newton, Hyde and is ideally located on a quiet road with an open aspect to the rear overlooking Victoria Playing fields.

The property is ideally suited to a growing family and we would highly recommend interested parties view at their earliest convenience to fully appreciate the size and quality of accommodation that is on offer. In further detail the accommodation briefly comprises: To the ground floor, entrance porch, entrance hallway, lounge, fantastic open plan dining/breakfast kitchen with built-in appliances and direct access to the superb conservatory with patio doors to the landscaped rear garden, partially converted garage with cloakroom/WC, utility room and a fantastic storage space to the front. To the first floor the master bedroom has an excellent range of fitted wardrobes, four further good sized bedrooms, a four piece family bathroom suite plus the added benefit of a separate shower room/WC completes the first floor accommodation. The property is Upvc double glazed and gas central heated with gardens to both the front and rear with the rear garden having a superb landscaped garden and patio area with open views to Victoria playing fields, whilst to the front is lovely sized garden and block paved driveway leading to the garage and provides adequate parking for the family vehicles.

Fantastic Family Sized Accommodation - View Early to Avoid any Disappointment!





## GROUND FLOOR

### Porch

Composite front door with two windows to front and window to side, storage cupboard and Karndean flooring.

### Entrance Hall

Stairs to the first floor with under stairs storage cupboard, Karndean flooring and radiator.

### Lounge

13'10" x 10'11" (4.22m x 3.34m)

Upvc double glazed window to front, ceiling cornices, TV aerial point, fitted feature fire surround with fire inset and radiator.

### Open Plan Living/Kitchen & Dining Room

9'11" x 27'1" (3.02m x 8.25m)

Fantastic large and contemporary fitted dining and breakfast kitchen with an extensive range of matching base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted five ring gas hob with Bosch extractor hood above, Bosch electric double oven, integrated dishwasher, integrated fridge and freezer, inset ceiling spot lights, Upvc double glazed window to the rear, archway opening to the Breakfast area with seating, bi folding door to the conservatory, Karndean flooring, Upvc double glazed [patio doors to the rear gardens patio area, door to the cloakroom and utility room, radiators.

### Conservatory

11'0" x 6'6" (3.37 x 2.00)

Upvc double glazed with double doors to the rear garden, Karndean flooring, radiator.

### Inner Hallway

Doors to cloakroom/WC, utility room and garage storage area.

### Cloakroom/WC

Low level WC, pedestal wash hand basin, Karndean flooring.

### Utility Room

2'8" x 4'8" (0.81m x 1.41m)

Plumbing and space for automatic washing machine and dryer

### Store

8'6" x 8'6" (2.60 x 2.60)

Up and over door, power and light excellent storage space.

## FIRST FLOOR

### Landing

#### Bedroom 1

13'2" x 10'0" (4.02m x 3.05m)

Matching range of fitted wardrobes, top boxes, bedside and drawer unit, Upvc double glazed window to front with views to Werneth Low and radiator.

#### Bedroom 2

10'7" x 10'0" (3.22m x 3.05m)

Upvc double glazed window to the rear with view over Victoria playing fields, fitted wardrobes and top boxes, laminate wooden floor and radiator.

#### Bedroom 3

11'6" x 8'4" (3.51m x 2.53m)

Matching range of fitted wardrobes, top boxes, bedside drawer unit, Upvc double glazed window to front with views to Werneth Low and radiator.

#### Bedroom 4

8'0" x 8'8" (2.43m x 2.65m)

Upvc double glazed window to the rear with view over Victoria playing fields, laminate wooden floor and radiator.

#### Bedroom 5

9'7" x 8'1" (2.91m x 2.47m)

Fitted wardrobe, Upvc double glazed window to front with views to Werneth Low and radiator.

## Family Bathroom

Great sized family bathroom with four piece suite in white comprising: Corner bath, fitted shower cubicle with mixer shower, vanity wash hand basin, low level WC, Upvc double glazed windows to rear and heated towel rail.

## Shower Room

Separate shower room to take into account for the larger families with fitted corner cubicle with mixer shower, vanity wash hand basin, low level WC, tiled walls.

## OUTSIDE

### Gardens & Driveway

Gardens to both the front and rear with the rear garden having a superb landscaped garden and patio area with open views to Victoria playing fields, whilst to the front is lovely sized garden and block paved driveway leading to the garage and provides adequate parking for the family vehicles.

## 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.

