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Carrfield, Hyde, SK14 4AR

Offers over £315,000

This very well presented three bedroom semi-detached family home occupies a sought after residential location in Hyde, ideally positioned with Hyde Park nearby and a range of local amenities, schools and excellent transport links close at hand. The property is particularly appealing for families and commuters alike, with convenient access to rail services and the motorway network. Arranged over three spacious floors, the accommodation offers a versatile layout, complemented by attractive gardens.

The ground floor comprises an entrance vestibule, downstairs WC, spacious lounge, kitchen/diner and a superb orangery, providing an excellent additional reception space overlooking the rear garden. To the first floor are three well proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, together with a family bathroom. The second floor offers two additional loft rooms, providing a great versatile space.

Externally, the property enjoys a lawned garden to the front, with a driveway providing off road parking and leading to the garage. Part of the garage has been converted and is currently utilised as a gym, offering an excellent additional space for fitness enthusiasts or alternative uses. To the rear is a particularly attractive, enclosed and well maintained landscaped garden, featuring patio seating areas and an artificial lawn, creating a lovely setting for outdoor entertaining and family enjoyment.







GROUND FLOOR

Entrance Vestibule
4'5" x 3'3" (1.35m x 0.99m)
Door to front, radiator, doors leading to:

WC
Two piece suite comprising, wash hand basin and low-level WC, radiator, double glazed window to front.

Lounge
17'6" x 15'0" (5.34m x 4.57m)
Double glazed window to front, radiator, stairs leading to first floor, door leading to:

Kitchen/Diner
8'10" x 15'0" (2.70m x 4.57m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to storage cupboard, double glazed French door leading to:

Orangery
Double glazed windows to side and rear, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing
12'0" x 6'2" (3.66m x 1.89m)
Stairs leading to second floor, doors leading to:

Bedroom 1
13'6" x 8'6" (4.12m x 2.59m)
Double glazed window to front, radiator, door leading to:

En-suite
Three piece suite comprising, wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side, heated towel rail.

Bedroom 2
10'2" x 8'6" (3.10m x 2.59m)
Double glazed window to rear, radiator.

Bedroom 3
8'8" x 6'2" (2.63m x 1.89m)
Double glazed window to front, radiator.

Bathroom
5'5" x 6'2" (1.65m x 1.89m)
Three piece suite comprising, bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

SECOND FLOOR

Loft Room
16'0" x 8'10" (4.88m x 2.68m)
Velux window, door leading to:

Loft Room
16'0" x 5'10" (4.88m x 1.79m)
Velux window

OUTSIDE
Lawned garden to the front with driveway leading to the garage. Enclosed well ,maintained landscaped garden to the rear with patio areas and artificial lawn.

Garage
6'9" x 7'9" (2.06m x 2.37m)
Up and over door to the front, door leading to:

Garage/Gym
15'0" x 7'9" (4.58m x 2.37m)

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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