



## Bancroft Fold, Off Matley Lane, Hyde, SK14 4UP

**Offers over £435,000**

Situated in a lovely quiet position is this well presented four bedroom detached property and is located at the head of the cul de sac on this popular and sought after development, offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for and improved by the present owners and briefly comprises: To the ground floor entrance porch, large bright & airy lounge with bi fold doors to the dining room, excellent sized conservatory/orangery, fitted kitchen/breakfast room, snug/family room to the front, utility room and a downstairs shower room/WC. To the first floor there are four good sized bedrooms (master with en-suite shower room) and family bathroom/WC. To the outside the property has a double block paved driveway to the front providing off road parking for two vehicles, whilst to the rear is a fantastic sized garden being both private and enclosed laid mainly to lawn with mature planted borders and paved large patio area, composite decked patio area, summer house and gate to the front.

The family sized property is located just off Matley Lane this Roland Bardsley built development offers a fantastic opportunity for the discerning purchaser to acquire an excellent sized family home with the added benefit of local walks to Cheethams Park on your doorstep and local amenities and transport links nearby.

View Early to Avoid Any Disappointment!



## GROUND FLOOR

### Porch

Composite double glazed front door, fitted storage cupboards and door to lounge.

### Lounge

15'1" x 14'10" (4.60m x 4.53m)

A lovely bright and airy room with Upvc double glazed box window overlooking the front garden, ceiling cornices, fitted feature fire surround with fire inset, TV aerial point, open plan staircase to the first floor with under stair storage, bi fold doors to the dining room, wooden flooring, radiators.

### Dining Room

10'1" x 8'9" (3.08m x 2.67m)

Bi-fold door to lounge, sliding patio doors to the conservatory./orangery, archway to the kitchen, ceiling cornices, wooden floor, radiator.

### Kitchen

10'1" x 9'5" (3.08m x 2.87m)

Contemporary fitted with a matching range of base and eye level units with underlighting and incorporating a 1 1/4 single drainer sink unit and worktop space over, integrated dishwasher, built-in electric oven, built-in four ring gas hob with extractor hood over, Upvc double glazed window to rear, wooden floor, space for American style fridge freezer, inset ceiling spotlights, part tiled walls, breakfast bar and radiator.

### Conservatory/Orangery

11'11" x 7'6" (3.64 x 2.31)

Bi Fold doors to the paved patio area, sliding patio doors to the rear, ceramic tiled flooring, Upvc double glazed window to side.

### Snug/Family Room

11'7" x 8'9" (3.52m x 2.67m)

The Family room can be found at the front of the property and benefits from Upvc double glazed window, wooden floor, inset ceiling spot lights, TV aerial point.

### Utility Room

10'1" x 5'1" (3.08m x 1.56m)

The Utility Room provides access to the rear garden via a Upvc double glazed door fitted base units with worktops over, Belfast sink, part tiled walls, Upvc double glazed window to the side, space for free standing dryer, space and plumbing for automatic washing machine.

### Downstairs Shower Room/WC

8'2" x 5'2" (2.49 x 1.58)

The downstairs shower Room can be accessed via the family room and utility room and benefits from a Upvc double glazed window to the side elevation, with fitted shower cubicle and electric shower, vanity wash hand basin, Low level WC, tiled floor, tiled walls,

## FIRST FLOOR

### Landing

Generous sized landing with ceiling cornices, storage cupboard and access to the roof void.

### Bedroom 1

11'5" x 14'0" (3.48m x 4.26m)

Fitted with a matching range of wardrobes and top boxes, drawer units and dressing table, Two Upvc double glazed windows to the front elevation, ceiling cornices, two radiators.

### En-suite Shower Room

Fitted shower cubicle with mixer shower, vanity wash hand basin, Lo level WC, fully tiled walls and flooring, Upvc double glazed window to the side elevation, radiator.

### Bedroom 2

12'4" x 11'5" (3.76m x 3.48m)

Upvc double glazed window to the front, fitted recess wardrobes and radiator.

### Bedroom 3

11'0" x 8'9" (3.35m x 2.67m)

Upvc double glazed window to the rear, wooden floor, fitted recess wardrobes and radiator.

### Bedroom 4

9'5" x 8'4" (2.88m x 2.55m)

Upvc double glazed window to the front, fitted wardrobes, wooden floor and radiator.

### Bathroom/WC

Good sized contemporary family bathroom with panelled bath, vanity wash hand basin, Low level WC, ceiling spot lights, heated towel rail.

## OUTSIDE

### Gardens & Driveway

To the outside the property has a double block paved driveway to the front providing off road parking for two vehicles, whilst to the rear is a fantastic sized garden being both private and enclosed laid mainly to lawn with mature planted borders and paved large patio area, composite decked patio area, summer house and gate to the front.

## 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.

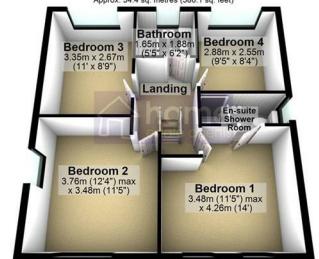
Ground Floor

Approx. 68.2 sq. metres (734.1 sq. feet)



First Floor

Approx. 54.4 sq. metres (586.1 sq. feet)



Total area: approx. 122.6 sq. metres (1320.2 sq. feet)

