



## Hillary Road, Newton, Hyde, SK14 4EA

**Offers over £245,000**

Deceptively spacious and ready to move into is the best way to describe this three bedroom Dormer semi detached bungalow ideally positioned on a good sized corner plot providing the feeling of an open aspect with long range views to the front & rear and only a full personal inspection will fully reveal the property that is on offer

The well planned and spacious accommodation briefly comprises to the ground floor: Entrance hallway, excellent sized lounge, dining room/bedroom three, good fitted kitchen with direct access to the garden, bedroom two and bathroom/WC. To the first floor lies the main bedroom with some good long range views, however, with the property being a Dormer bungalow this provides superb versatility in its accommodation. To the outside there is a driveway leading to the garage and good sized gardens to three sides. The property is further complemented by double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Chain Free - Viewing Highly Recommended!



## GROUND FLOOR

### Entrance Hall

Upvc double glazed front door, laminate wooden flooring, stairs to the first floor, meter cupboard and radiator.

### Lounge

11'3" x 14'2" (3.42m x 4.31m)

Upvc double glazed bay window overlooking the garden, fitted feature fire surround with fire inset, TV aerial point, dado rail, radiator.

### Kitchen

9'6" x 12'10" (2.90m x 3.90m)

Good sized fitted dining kitchen with a matching range of base and eye level units with worktops over and incorporating a single drainer sink unit and mixer tap, space for fridge/freezer, built-in electric oven, built-in four ring gas hob with extractor hood over, Upvc double glazed window, under stairs storage cupboard, Upvc double glazed door to the garden, space and plumbing for automatic washing machine and radiator.

### Bedroom 3/Dining Room

11'2" x 9'4" (3.40m x 2.84m)

Currently utilised as a dining room with double glazed windows flooding the room with light and radiator.

### Bedroom 2

9'5" x 10'11" (2.88m x 3.34m)

Upvc double glazed bay window and window to side overlooking the garden, radiator.

### Bathroom/WC

Fitted corner shower cubicle with electric shower, vanity wash hand basin, low level WC, Upvc double glazed window, tiled walls and heated towel rail.

## FIRST FLOOR

### Landing

Access to roof void

### Bedroom 1

11'10" x 9'11" (3.60m x 3.03m)

Upvc double glazed window with long range views, radiator.

## OUTSIDE

### Garage

15'3 x 8'5 (4.65m x 2.57m)

Up and over door

### Gardens & Driveway

The property is located on a corner plot with gardens to three sides and laid mainly to lawn with flower and herbaceous borders, block paved walkways, mature bushes and access to the driveway, proving parking for one/tow vehicles.

## DISCLAIMER

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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.

