



Cotton Mills Drive, Hyde, SK14 4TS

Offers over £270,000

--- 3D FLOORPLANS & VIRTUAL TOUR --- Home Estate Agents are pleased to offer for sale this impeccable three bedroom semi detached property offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation has been well cared for by the present owners and has accommodation that briefly comprises: Entrance hallway, lounge, cloakroom and fitted dining kitchen to the ground floor, whilst to the first floor there are three good sized bedrooms (Master bedroom having en suite shower room) and a family bathroom/WC. To the outside the property boasts a driveway for two/three vehicles a forecourt front garden area and an excellent sized and larger than average rear garden with patio area. The property further benefits from enjoying a convenient location close to Hyde Town Centre with excellent shopping facilities and is also located a short distance to Flowery Field train Station with routes to Manchester and other surrounding areas and is a short distance from the M60 motorway network for those needing to commute.

View Early to Avoid Disappointment!



GROUND FLOOR

Hallway

Composite double glazed front door, decorative floor, stairs to the first floor and radiator.

Lounge

14'1" x 12'4" (4.30m x 3.76m)

Upvc double glazed window to front elevation, glazed door to entrance hall and dining kitchen, TV aerial point, decorative panelled wall, under stairs storage cupboard and radiator.

Downstairs WC

Two piece suite comprising, pedestal wash hand basin and low level WC, tiled floor and radiator.

Kitchen/Dining Room

9'6" x 15'6" (2.90m x 4.72m)

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 sink with drainer and mixer tap, integrated fridge/freezer, dishwasher and washing machine, fitted four ring electric hob with built in electric oven, window to rear, ceramic tiled floor, inset ceiling spot lights, double glazed window to the rear, double glazed patio doors to the rear garden and radiator.

FIRST FLOOR

Landing

Access to roof void.

Bedroom 1

11'1" x 11'7" (3.37m x 3.54m)

Double glazed window to front, decorative panelled wall, fitted wardrobe with sliding doors, radiator.

En-suite Shower Room

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low level WC, half tiled walls, double glazed window to front, radiator.

Bedroom 2

11'0" x 8'8" (3.36m x 2.63m)

Double glazed window to rear, fitted wardrobe with sliding doors, radiator.

Bedroom 3

12'1" x 6'7" (3.68m x 2.00m)

Double glazed window to rear, radiator.

Bathroom/WC

6'10" x 5'7" (2.08m x 1.71m)

Three piece suite in white comprising panelled bath with shower over and shower screen, pedestal wash hand basin and low level WC, part tiled walls, radiator.

OUTSIDE

Gardens & Driveway

To the front is a small garden area with astro turf lawned area, paved walkway and a tarmac driveway providing parking for two/three vehicles, gate to the rear garden which is a great size with astro turf lawned area and large paved patio area, shaded flower borders and fenced boundaries.

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.

