

DAWSONS

Property Professionals since 1925

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Great Field Road, Hyde, SK14 3GB

Dawsons are pleased to bring to market this well immaculately presented four-bedroom, detached home in Hyde. The property benefits from well proportioned bedrooms, open plan kitchen and dining room, garage and driveway for multiple cars. Located close to local schools, shops, transport links, and amenities within Hyde town centre. Internal viewing is highly recommended.

Offers Over £360,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Great Field Road, Hyde, SK14 3GB

- Four well-proportioned bedrooms
- Off-road parking for multiple cars
- Popular residential location
- Internal viewing highly recommended
- Modern fitted kitchen with dining space
- Detached garage
- Close to schools, shops, and transport links
- Excellent condition throughout
- South-west facing garden
- Ideal family home

GROUND FLOOR

Entrance Hallway

Composite door to front, gas central heating radiator, stairs leading to first floor, doors leading to:

Reception Room

12' x 19' (3.66m x 5.79m)

uPVC double glazed bay window, gas central heating radiator, modern fireplace with feature beam above.

Kitchen/Dining Room

19' x 12' (5.79m x 3.66m)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, co-ordinating free standing island with space for bar stools, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, integrated fridge freezer, built in double oven, gas hob with extractor fan over, plumbing for automatic washing machine, space for dining table, storage cupboard, inset ceiling downlights, uPVC French doors leading to rear garden.

WC

3' x 7' (0.91m x 2.13m)

uPVC double glazed window, low level WC, vanity wash hand basin with mixer tap, gas central heating radiator.

FIRST FLOOR

Landing

uPVC double glazed window to side, access to loft, doors leading to:

Bedroom One

10' x 14' (3.05m x 4.27m)

uPVC double glazed window, gas central heating radiator, door leading to en-suite.

En Suite

7' x 6' (2.13m x 1.83m)

Low level WC, wash hand basin with mixer tap, walk in shower.

Bedroom Two

10' x 12' (3.05m x 3.66m)

uPVC double glazed window, gas central heating radiator.

Bedroom Three

10' x 7' (3.05m x 2.13m)

uPVC double glazed window, gas central heating radiator.

Bedroom Four

7' x 9' (2.13m x 2.74m)

uPVC double glazed window, gas central heating radiator.

Bathroom

6' x 7' (1.83m x 2.13m)

uPVC double glazed window, wash hand basin with mixer tap, panelled bath, tiled splashbacks, low level WC, gas central heating radiator.

Externally

Off road parking for multiple cars, detached garage, rear south-west facing garden, fitted EV charging point.

N.B.

N.B. Estate service charge (amount to be confirmed by solicitors).

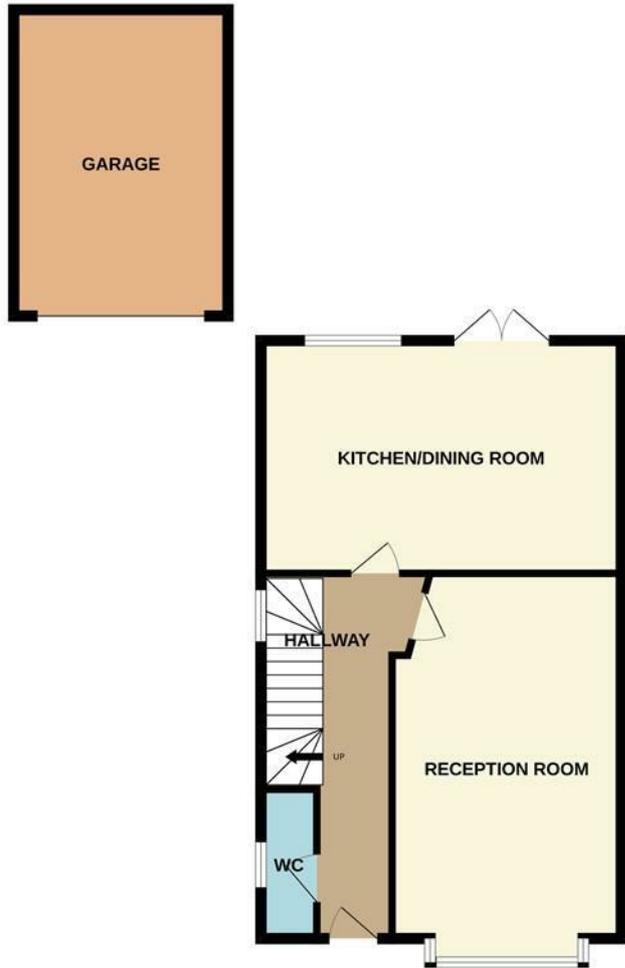


Directions



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC