

DAWSONS

Property Professionals since 1925

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Knott Lane, Hyde, SK14 5HZ

Dawsons are pleased to bring to market this characterful five-bedroom, semi detached property situated on Knott Lane, Gee Cross, Hyde occupying a large corner plot. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests. The two well-appointed reception rooms provide versatile spaces that can be tailored to your needs.

For those with vehicles, the property includes parking for two vehicles, a valuable feature in this sought-after location. The surrounding area of Hyde offers a variety of local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

This semi-detached house on Knott Lane presents a wonderful opportunity to create lasting memories in a comfortable and spacious home. With its appealing features and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely property your own.

Offers Over £460,000



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



Knott Lane, Hyde, SK14 5HZ

- Five bedroom semi-detached property
- Close to local amenities
- Utility room
- Internal inspection essential
- Highly regarded residential location
- Excellent commuter links
- Character features
- Driveway for multiple cars
- Newly fitted kitchen
- Corner plot

Ground Floor

Storm Porch

Door to front, door to:

Entrance Vestibule

Part tiled wall, wood and patterned glass door to:

Entrance hall

6' x 12' (1.83m x 3.66m)

Stairs leading to the first floor, wooden flooring, door to:

Reception room

12' x 14' (3.66m x 4.27m)

uPVC double glazed bay window, feature fireplace with open fire, gas central heating radiator.

Kitchen

11' x 10' (3.35m x 3.05m)

uPVC double glazed box window, fitted with a range of wall and base units with worksurface over, inset 'Belfast style sink, integrated cooker and hob with extractor fan, under counter integrated fridge, part tiled.

Family/Dining room

30' x 15' (9.14m x 4.57m)

uPVC double glazed windows, feature beams

and fireplace with gas fire/log burner, laminate flooring, uPVC door leading to rear garden.

Utility room

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

Fitted with a range of storage units, plumbing for automatic washing machine, integrated fridge freezer.

W/C

5' x 3' (1.52m x 0.91m)

Low level WC, wash hand basin.

First Floor

Landing

Doors leading to:

Bedroom 1

16' x 13' (4.88m x 3.96m)

uPVC double glazed bay window, gas central heating radiator.

Bedroom 2

13' x 14'

uPVC double glazed window, gas central heating radiator.

Bedroom 3

12' x 12'

uPVC double glazed bay window, gas central heating radiator.

Bedroom 4

8' x 9' (2.44m x 2.74m)

uPVC double glazed window, gas central heating radiator.

Bedroom 5

11' x 6' (3.35m x 1.83m)

uPVC double glazed window, gas central heating radiator

Bathroom 1

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

Fitted with a panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, part tiled, recessed downlights, gas central heating radiator.

Bathroom 2

5' x 8' (1.52m x 2.44m)

uPVC double glazed window, bath with shower over and shower screen, vanity wash hand basin and low level WC, bathroom wall panels, heated towel rail, recessed downlights.

Externally

Driveway and garden to the side elevation. Garden to front. Enclosed lawned garden to the rear with mature shrubs and bushes, artificial grass to front, side and rear.

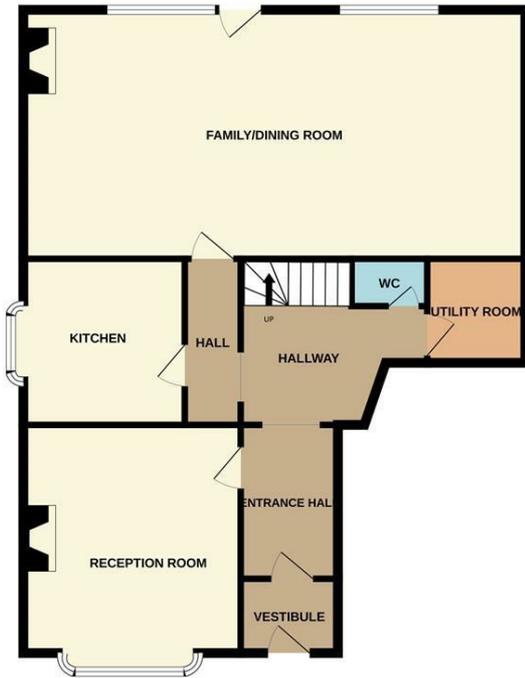


Directions



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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) 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	