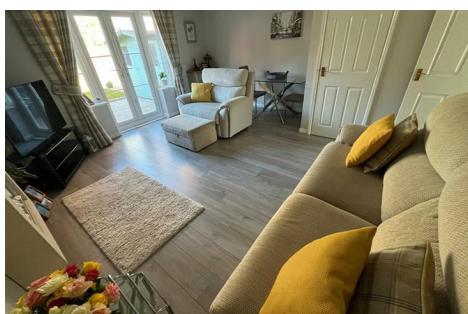


# DAWSONS

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## The Green, Hyde, SK14 4GW

Occupying an enviable position with long range views from the upper floors to both front and rear this superbly maintained and presented, three storey, three double bedroomed, semi detached property simply must be viewed internally to be fully appreciated. The property offers well proportioned accommodation and has a good sized garden plot and is, in our opinion, ideally suited to a growing family.

The property is located within a popular residential estate which has good access to all local amenities and enjoys good commuter links as well as being within easy reach of several local countryside walks. Local junior and high schools are also within easy reach.

**Price £290,000**



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



# The Green, Hyde, SK14 4GW

- Well Proportioned 3 Storey Semi Detached Family Home
- 3 Double Bedrooms (Master having re-fitted En-suite)
- Good Sized Living Room with French Doors onto the Rear Garden
- Long Range Views from Upper Floors
- "Ready To Move In" Condition
- Fitted/Built-in Wardrobes to all 3 Bedrooms
- Delightful Landscaped Rear Garden
- Popular Residential Location
- Breakfast Kitchen with Integrated Appliances
- Good Access to all Local Amenities

## Contd....

The Accommodation briefly comprises:

Entrance Hallway, Cloaks/WC, Breakfast Kitchen with integrated appliances, Living Room with French double glazed window, central heating radiator doors onto rear garden

To the first floor there are 2 double Bedrooms, Family Bathroom/WC with modern white suite

To the second floor the Master Bedroom Suite has substantial amount of built-in wardrobes and bedroom furniture, stylishly re-fitted En-suite/WC

Externally the property has a lawned front garden with driveway providing off road parking for two vehicles. The fully enclosed rear garden is larger than average offering a good degree of privacy and has patio plus further lawned sections with a raised and decked sun terrace.

## The Accommodation Comprises:

### Entrance Hallway

Double glazed contemporary style security external door, central heating radiator

### Cloaks/WC

Modern fittings having wash hand basin with vanity storage unit below, low level WC, uPVC double glazed window, central heating radiator

### Breakfast Kitchen

11'4 x 8'1 reducing to 7'6 (3.45m x 2.46m reducing to 2.29m)

One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units,

built-in stainless steel oven, four ring gas hob with chimney hood over, integrated fridge freezer, integrated dishwasher, plumbed for automatic washing machine, breakfast bar, part tiled, uPVC double glazed window, central heating radiator

### Living Room

15'4 reducing to 9'10 x 14'8 reducing to 11'4 (4.67m reducing to 3.00m x 4.47m reducing to 3.45m) (with door recess). Feature fireplace, contemporary pebble effect electric fire, laminate flooring, uPVC double glazed French doors and side lights, central heating radiator, understairs storage cupboard

### First Floor:

#### Landing

Built-in storage cupboard

#### Bedroom (2)

14'9 x 9'10 (4.50m x 3.00m)  
Built-in wardrobes and bedroom furniture, two uPVC double glazed windows, central heating radiator

### Master Bedroom

12'6 x 11'4 (3.81m x 3.45m)  
(plus door recessed alcove - part restricted headroom). Two sets of built-in wardrobes plus built-in bedroom furniture, uPVC double glazed window, two central heating radiators

#### En-suite

Stylishly re-fitted modern suite having shower cubicle, wash hand basin with vanity storage unit below, low level WC, heated chrome towel rail/radiator, part tiled, part PVC panelled, double glazed Velux window.

### Externally:

The Front Garden is laid to lawn with driveway providing off road parking.

The larger than average fully enclosed landscaped Rear Garden has flagged patio area with further lawned gardens leading to a raised timber decked Sun Terrace section.

#### Bedroom (3)

14'1 x 7'9 including built-in storage cupboard (4.29m x 2.36m including built-in storage cupboard)  
uPVC double glazed window, central heating radiator

#### Bathroom/WC

Modern white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, part tiled, heated chrome towel rail/radiator, uPVC double glazed window

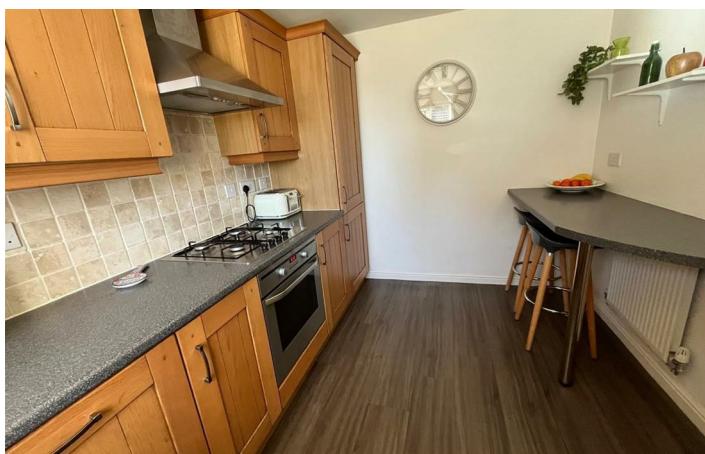
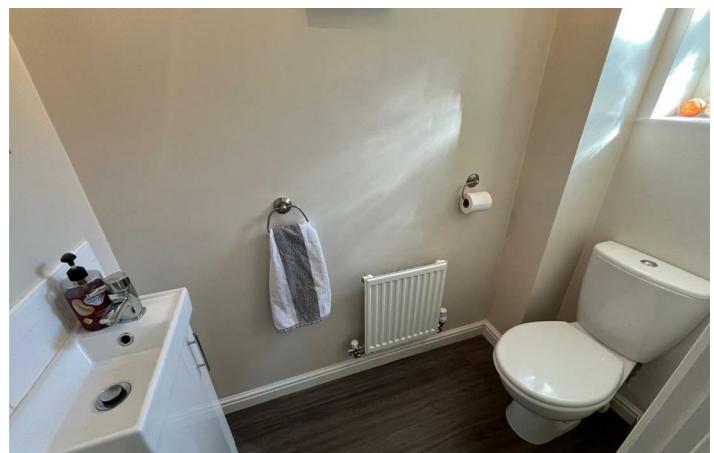
### Second Floor:

#### Landing

Built-in drawer set, double glazed Velux window

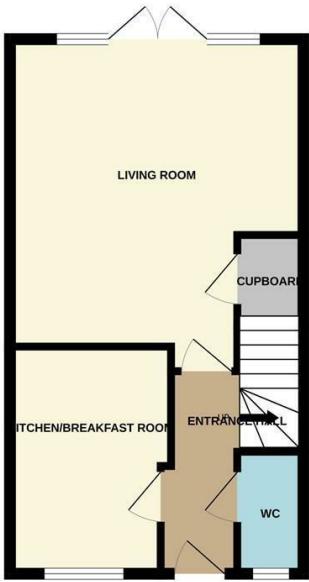


## Directions

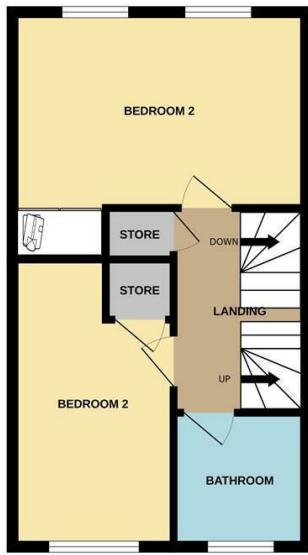


# Floor Plan

GROUND FLOOR



1ST FLOOR



2ND 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 in conjunction with 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                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
|   |   | 79      | 89        |
|   |   |         |           |

EU Directive 2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)   | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
|   |   |         |           |

EU Directive 2002/91/EC

England & Wales