



## 12 Arrowscroft Way, Hyde, SK14 8PW

**£245,000**

Located on a quiet street with pedestrian access only, Arrowscroft Way offers a setting that is both peaceful and picturesque. This beautifully kept home is arranged over three spacious floors and has been thoughtfully maintained by its current owners, making it ready for its next chapter. It's a fantastic option for first time buyers, growing families, or those looking to downsize.

As you arrive, you'll notice the immaculate front lawns and the care that's clearly gone into every home on the row. A garden path leads to the front door, welcoming you into a bay fronted lounge. With its wooden flooring and stunning feature fireplace with cosy electric log-effect stove, it's a space that feels both stylish and homely. The lounge flows directly into the kitchen and dining area making it ideal for busy family life or entertaining friends.

From the dining area, french doors open into the orangery - a second reception room offering plenty of flexibility. Whether you're after a playroom, a quiet retreat for reading, or a space for teens to relax, it's a wonderful bonus. Step outside from here into the rear garden, which enjoys a South West facing aspect and has been designed with ease in mind - minimal maintenance, maximum enjoyment.

# 12 Arrowscroft Way

Hollingworth, Hyde, SK14 8PW

**£245,000**



## Lounge

15'2" x 16'4" (4.62m x 4.98m)

Bay window to front elevation. Stairs leading to first floor. Under stairs storage cupboard housing combi boiler. Feature fireplace with living flame effect electric log burner stove. Ceiling light. Open plan to:

## Kitchen/Dining Room

8'2" x 16'4" (2.49m x 4.98m)

Window to rear elevation. Kitchen fitted with matching range of base and eye level units with coordinating worktops over. Stainless steel sink with drainer and mixer tap. Electric oven with five ring gas hob and extractor hood over. Plumbed for automatic washing machine. Space for American style fridge freezer. Radiator. Double doors leading to:

## Orangery

Two windows to rear elevation. Two windows to side elevation. Ceiling lantern. Double doors leading out to garden.

## Stairs and Landing

Doors to Bedrooms One and Two, Family Bathroom, and study.

## Bedroom One

11'7" x 10'5" (3.53m x 3.18m)

Window to front elevation. Fitted wardrobes. Radiator. Ceiling light.

## Bedroom Two

11'11" x 10'0" (3.63m x 3.05m)

Window to rear elevation. Radiator. Ceiling light.

## Bathroom

Window to rear elevation. Fitted with four piece suite comprising panelled bath, hand wash basin, WC, and walk in corner shower enclosure.

## Study

4'9" x 5'7" (1.45m x 1.70m)

Window to front elevation. Radiator. Stairs leading to second floor.

## Landing

Door to:

## Bedroom Three

10'11" x 13'5" (3.32m x 4.09m)

Skylight, Storage tp eaves. Ceiling light.

## Outside and Gardens

Lawned garden to front with path leading to front door. Low maintenance garden to rear laid with patio. Detached garage in a purpose built garage block at end of row.

## Additional Information

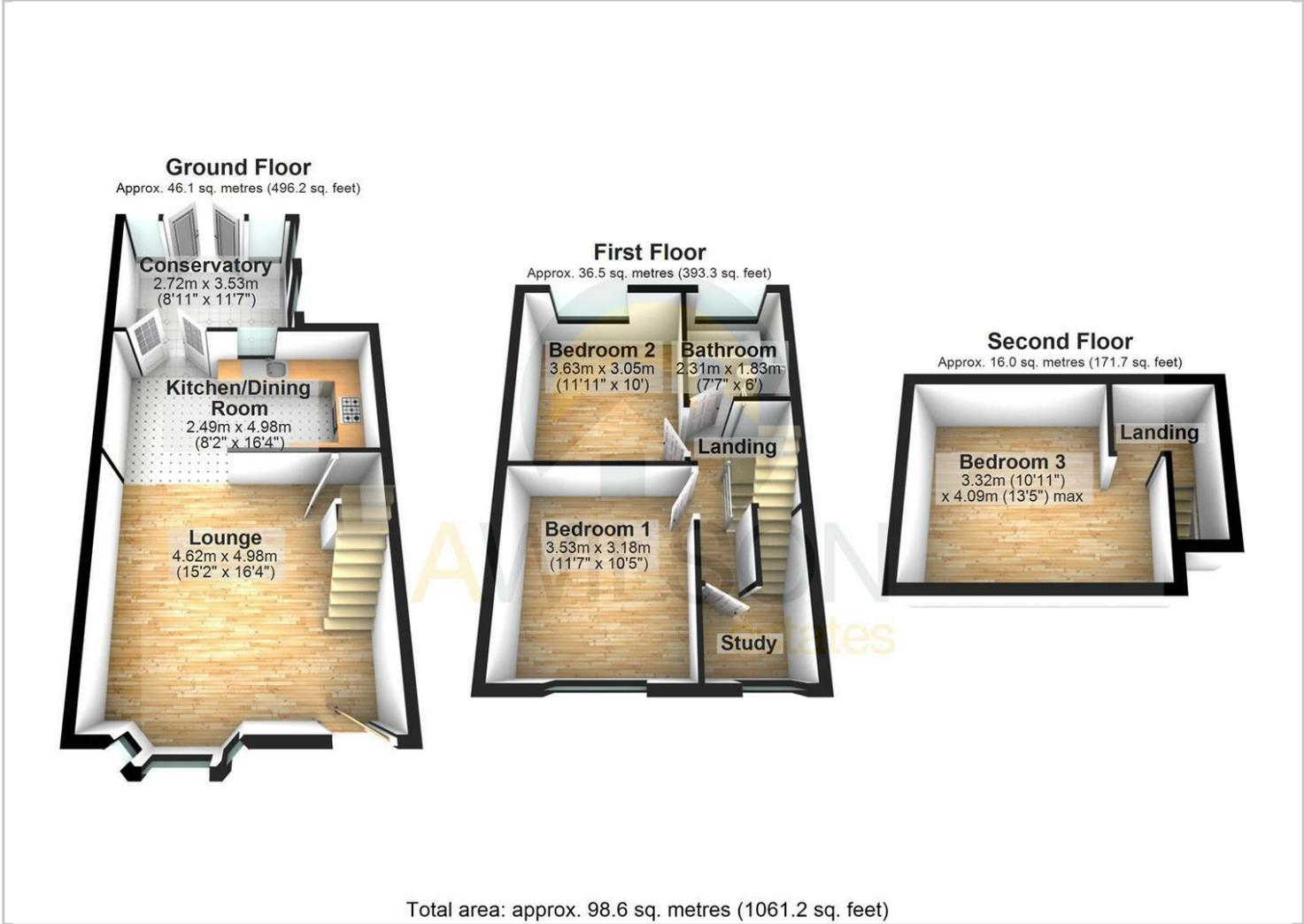
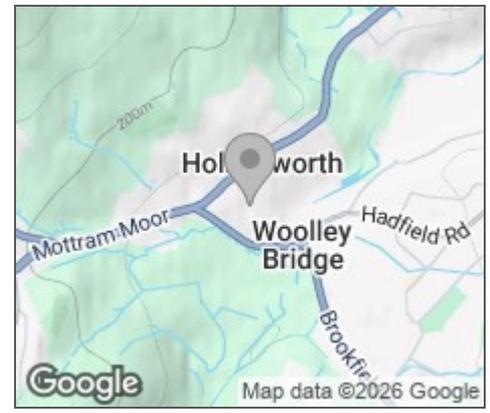
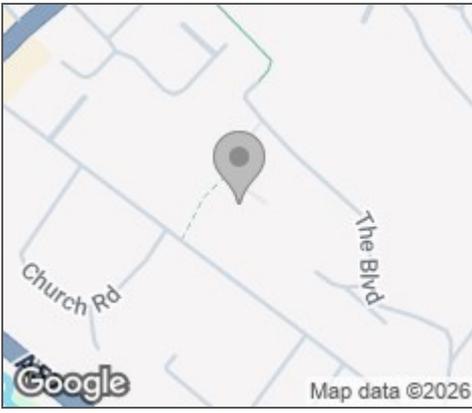
Tenure: Leasehold - 999 Years from 1970.

£16.00 per annum ground rent

EPC Rating: TBC

Council Tax Band: B





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com