



51 The Old Dairy, Hyde, SK14 4XP

£395,000

Ideally located at the end of a quiet cul de sac, this impressive four bedroom detached family home occupies a generous plot and offers beautifully presented accommodation that's ready to move straight into.

Lovingly maintained by the current owners, the property is sure to attract plenty of interest thanks to its spacious layout, excellent plot size and private rear aspect. The accommodation briefly comprises an entrance porch, downstairs WC, a bright and welcoming lounge, and a superb open plan dining kitchen which provides a fantastic space for both everyday family life and entertaining. A separate utility room adds further practicality.

To the first floor are four well proportioned bedrooms, including a master bedroom with en suite shower room, together with a modern family bathroom.

Outside, the property continues to impress. There are attractive gardens to both the front and rear, with the rear garden enjoying a good degree of privacy as it is not overlooked. A composite decked seating area provides the perfect spot for outdoor dining and relaxation, while the detached garden room offers excellent flexibility as a home office, gym or hobby space. A double driveway and garage provide ample off-road parking.

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Hall

17'4" x 3'3" (5.28m x 1.00m)

Wooden floor, stairs to the first floor, radiator.

WC

6'5" x 3'0" (1.96m x 0.92m)

Window to front, pedestal wash hand basin, low level WC, window to front, part tiled walls, radiator.

Lounge

14'5" x 11'6" (4.39m x 3.50m)

Window to front, wooden flooring, radiator.

Kitchen/Dining Room

9'11" x 23'4" (3.02m x 7.10m)

Great sized fitted kitchen and dining room fitted with a lovely matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above, fitted electric oven, fitted dual oven and microwave, integrated fridge freezer, inset ceiling spot lights, under stairs storage cupboard, window to rear, double glazed patio doors to the rear garden, door to utility room and radiator.

Utility Room

5'9" x 7'10" (1.75m x 2.38m)

Fitted base and wall units with integrated single drainer stainless steel sink unit and work tops over, plumbing for automatic washing machine, door to the side elevation, radiator.

Landing

2'11" x 6'11" (0.89m x 2.12m)

Bedroom One

13'8" x 11'7" (4.16m x 3.52m)

Window to front, wooden floor, radiator.

En-suite Shower Room

7'3" x 6'5" (2.22m x 1.96m)

Window to front, en suite shower room with fitted shower cubicle and mixer shower, pedestal wash hand basin, low level WC, window to front, heated towel rail.

Bedroom Two

13'11" x 8'0" (4.24m x 2.44m)

Window to front, radiator.

Bedroom Three

10'8" x 7'5" (3.25m x 2.27m)

Window to rear, fitted storage cupboard's, radiator.

Bedroom Four

10'9" x 7'8" (3.27m x 2.34m)

Window to rear, wooden floor, radiator.

Bathroom/WC

7'5" x 7'6" (2.26m x 2.29m)

Contemporary bathroom suite with panelled bath, mixer shower and shower screen, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail.

Garage

17'4" x 7'10" (5.28m x 2.38m)

Up and over door. power and light.

Outside and Gardens

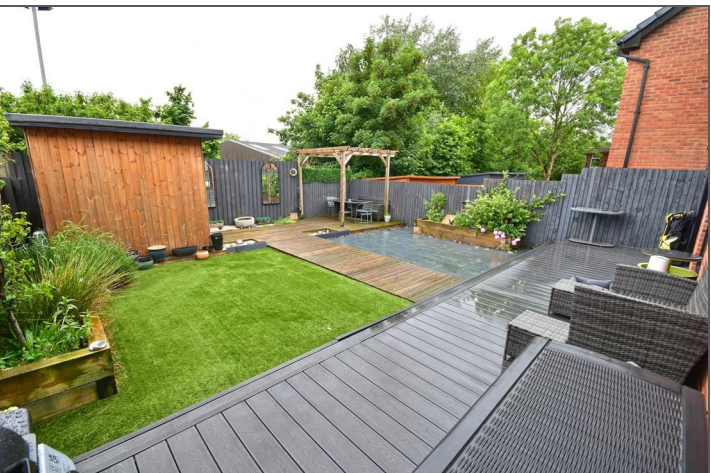
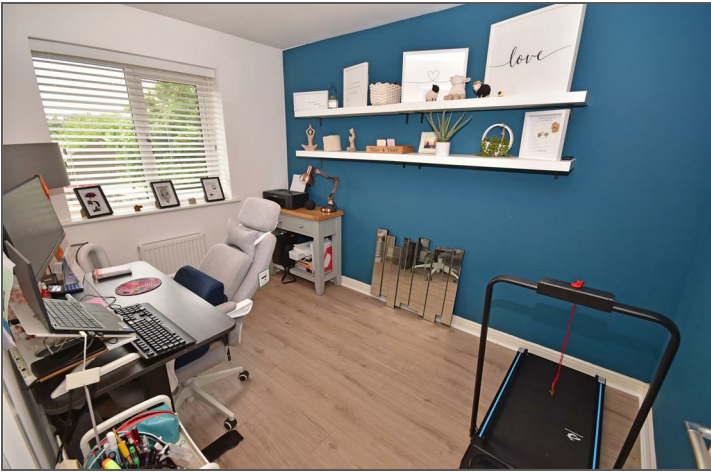
To the front is lawned garden with mature bushes, double tarmac driveway leading to the garage. Whilst to rear is a great sized garden with composite decked patio area, tiled floor, lawned garden, fenced boundaries. Garden room/home office.

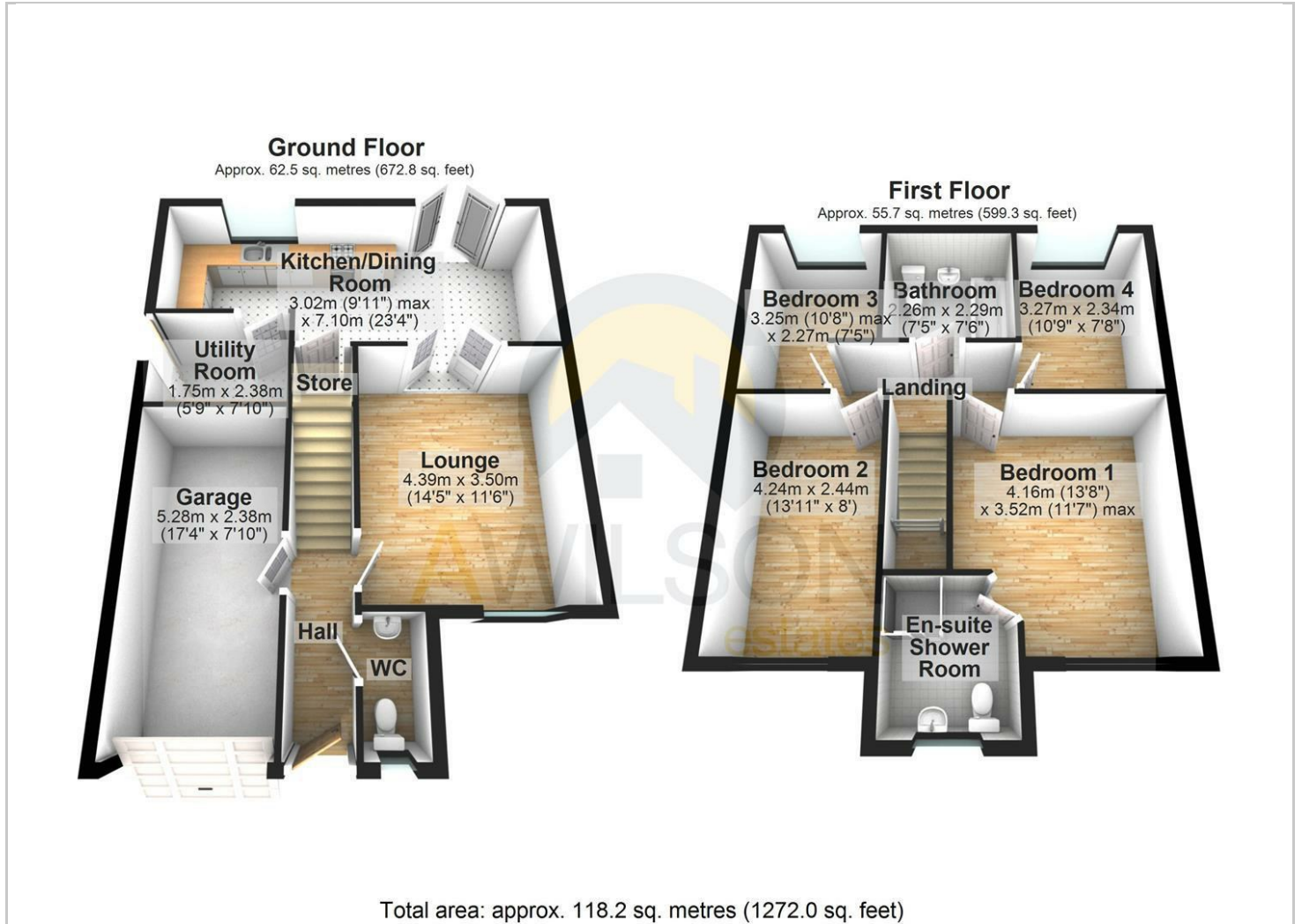
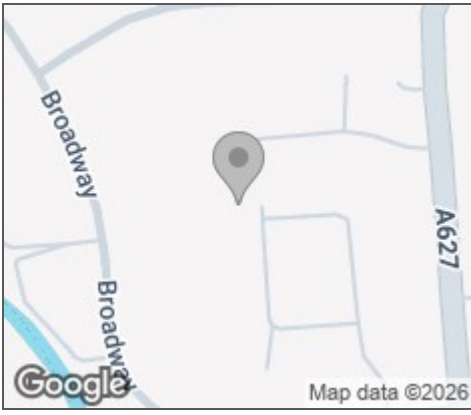
Additional Information

Tenure: Freehold

EPC Rating: B

Council Tax Band: E





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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	93	England & Wales	EU Directive 2002/91/EC	

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