



## 20 Admiral Way, Hyde, SK14 4TU

**Offers Over £295,000**

Presented in pristine condition, this stunning three bedroom end townhouse on the highly sought-after Cotton Mills development in Hyde offers stylish, modern living arranged over three floors. The property has been thoughtfully improved by the current owners, with meticulous attention to detail throughout – from quartz kitchen worktops and undercounter lighting to a smart TV inset into the family bathroom wall. Every element has been thoughtfully designed.

To the front, a private driveway provides off road parking for two cars. Step inside the welcoming entrance hall, featuring quality LVT flooring and a built in storage cupboard to neatly conceal coats and shoes. A part glazed door opens into the modern kitchen/diner - recently refitted with sleek gloss cabinetry, modern quartz worktops, and complementary herringbone LVT flooring. The owners have also created a bespoke dining area complete with built in bench seating. A convenient WC is located just off the kitchen. The inviting lounge is located to the rear of the house and offers plush fitted carpet and double doors that lead out to the low maintenance rear garden.

Head up to the first floor where you find a generous second bedroom and a well proportioned third bedroom. The fully tiled family bathroom is a standout feature, with recessed shelving, an inset mirror/built-in smart TV – perfect for entertaining little ones at bath time or enjoying a relaxing soak at the end of the day catching up on your favourite boxset.

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## Hall

Bespoke storage cupboard for coats and shoes, Stairs to first floor. Luxury LVT Flooring. Radiator. Part glazed door to:

## Kitchen/Diner

16'10" x 9'3" (5.12m x 2.83m)

Fitted with matching range of base and eye level white gloss units with quartz worktops over. One and a half bowl inset sink with drainer and Swan neck mixer tap. Built in electric oven with four ring induction hob and extractor over. Integrated dishwasher. Integrated washing machine. Space for fridge freezer. LVT herringbone style flooring. Wall mounted Worcester combi boiler (Installed in 2024) Double radiator. Downlights to ceiling. Window to front elevation. Door to WC. Open plan to lounge.

## WC

WC and hand wash basin. LVT flooring. Heated towel rail.

## Lounge

13'7" x 12'10" (4.14m x 3.91m)

Two windows to rear elevation. Double doors to rear garden. Fitted carpet. Ceiling light. Radiator.

## First Floor Stairs and Landing

Window to front elevation. Radiator. Stairs rising to second floor. Doors to Bedrooms Two and Three and Family Bathroom.

## Bedroom Two

12'5" x 12'6" (3.78m x 3.81m)

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

## Bedroom Three

11'0" x 6'2" (3.35m x 1.88m)

Window to front elevation. Radiator. Ceiling light.

## Bathroom

Fully tiled and fitted with three piece suite comprising of Bath, WC and vanity unit with inset sink. Recessed shelving with inset lighting. Smart tv inset into wall. Designer radiator. Downlights to ceiling.

## Master Bedroom

12'4" x 12'10" (3.77m x 3.91m)

Two skylights. Fitted wardrobes with mirrored sliding doors. Storage cupboard set up for shoe storage. Radiator. Door to:

## En-suite

10'1" x 9'3" (3.08m x 2.82m)

Window to front elevation. Designer radiator. Walk in double shower with smoked glass shower screen and recessed shelving. WC and vanity unit with inset sink. Radiator.

## Outside and Gardens

Driveway parking to front for two cars. Private enclosed rear garden laid with patio and artificial lawn.

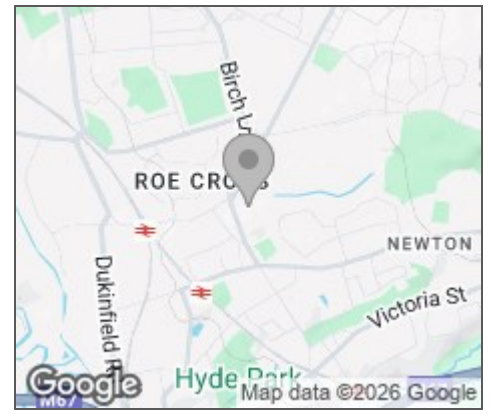
## Additional Information

Tenure: Leasehold

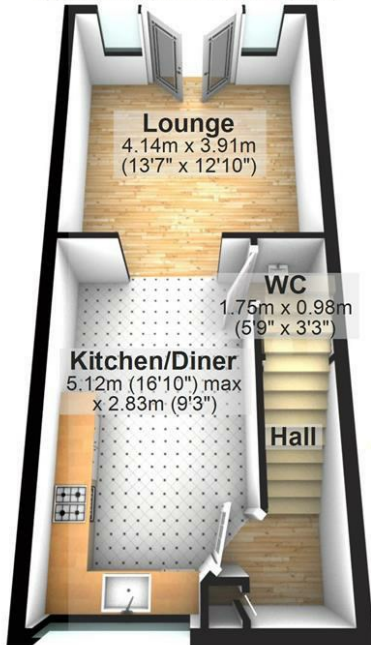
EPC Rating: B

Council Tax Band: C





**Ground Floor**  
Approx. 36.6 sq. metres (394.2 sq. feet)



**First Floor**  
Approx. 36.2 sq. metres (389.1 sq. feet)



**Second Floor**  
Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 105.2 sq. metres (1132.2 sq. feet)

## 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		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>82</b> <b>90</b>	<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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