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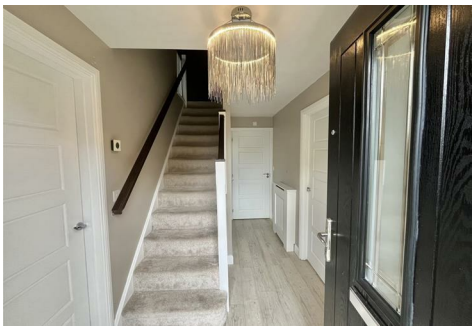

1 Croft Avenue, Hyde, SK14 3GF

Offers Over £285,000

If you've been searching for a home that feels welcoming from the moment you walk through the door, this beautiful modern semi detached property could be exactly what you've been waiting for. Built in 2018 and tucked away on a quiet new build development in Hattersley, this home offers stylish, low maintenance living in a location that is perfect for both commuters and families.

From the outside, the property has fantastic kerb appeal with the Yorkshire stone facade, and inside it is clear the current owners have lovingly maintained and cared for the home. It is beautifully presented throughout, meaning the next owners can simply unpack and start enjoying it from day one.

To the ground floor there is a welcoming entrance hallway with a handy downstairs WC, a cosy yet spacious living room, and a bright and modern kitchen diner that really feels like the heart of the home. With white gloss cabinetry, integrated appliances, plenty of workspace and room for dining, it is a space that works perfectly for busy mornings, family meals or entertaining friends. Patio doors lead straight out onto the sunny rear garden.

Outside, the enclosed rear garden offers a lovely spot to sit out and enjoy the warmer weather, whether that's relaxing with a coffee in the morning or hosting family and

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Hallway
Stairs leading to first floor. Doors to Lounge and Kitchen. Access to downstairs WC. Access to under stairs storage cupboard. Ceiling light.

Lounge
10'2" x 16'2" (3.10m x 4.93m)
Fitted carpet. Built-in media wall with electric living flame effect fire. Two ceiling lights. Single radiator. Window to front elevation. Window to side elevation.

Kitchen/Dining Room
10'6" x 16'4" (3.20m x 4.97m)
Fitted with matching range of base and eye level white gloss units with coordinating worktops over. Stainless steel sink with mixer tap and drainer. Built in eyelevel Zanussi electric oven. Full ring electric hob with extractor hood over. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer.Two ceiling lights. Under counter lighting. Window to side elevation. Window to rear elevation. Double doors leading out to garden.

WC
Radiator, WC. Corner hand wash basin. Single radiator. Ceiling light. Extractor.

Stairs and Landing
Doors to Bedrooms and Bathroom.

Bedroom One
13'11" x 12'9" (4.24m x 3.89m)
Master bedroom with window to side elevation and window to front elevation. Fitted wardrobes with mirrored sliding doors. Single radiator. Downlights to ceiling. Door to ensuite.

En-suite
Three piece suites comprising of walk-in shower enclosure with folding glass shower screen and shower over, WC, and wash handbasin. Double radiator. Window to front elevation. Downlights to ceiling. Extractor.

Bedroom Two
10'0" x 8'10" (3.05m x 2.69m)
Window to rear elevation. Window to side elevation. Ceiling light. Radiator.

Bedroom Three
6'9" x 7'3" (2.06m x 2.21m)
Window to side elevation. Radiator. Ceiling light.

Bathroom
Fitted with white three piece sweet comprising panel bath with mixer taps and mains fed shower over, WC, and wash handbasin. Downlights to ceiling. Double radiator. Window to side elevation. Extractor.

Outside and Gardens
Low walled front gardens laid to lawn.

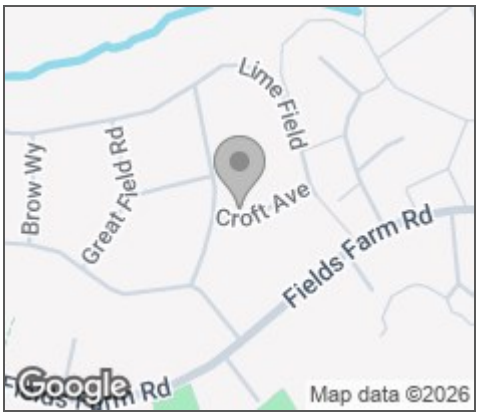
Private enclosed rear garden mainly laid to lawn with patio areas. Rear gate leading out to driveway parking.

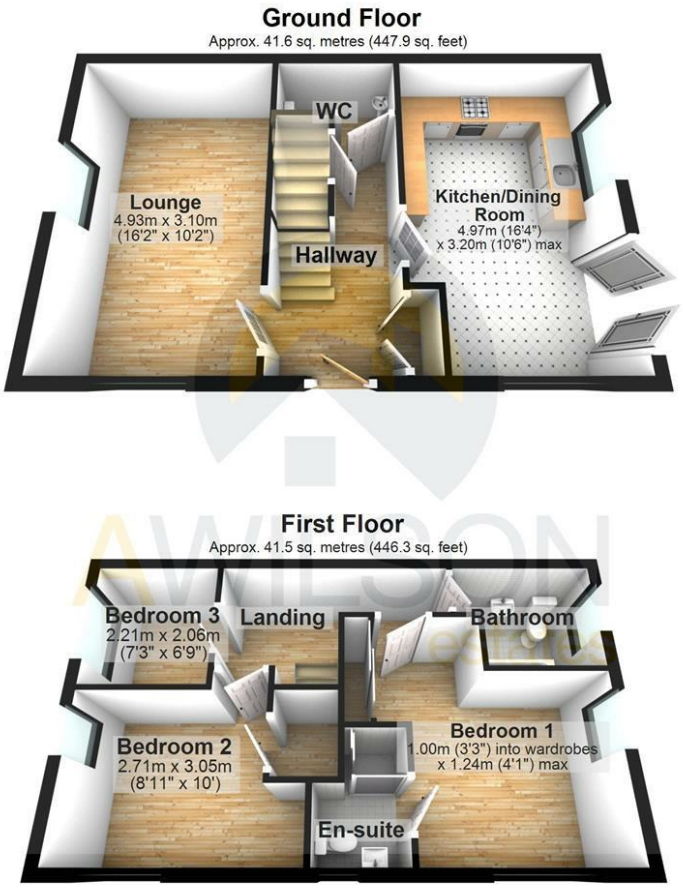
Driveway parking for One car. Detached garage with up and over door.

Additional Information

Tel: 0161 303 0778

Tenure: Freehold
EPC Rating: B
Council Tax Band: C

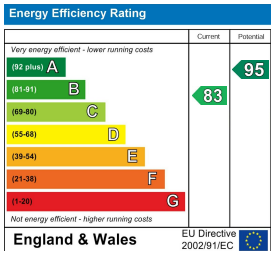


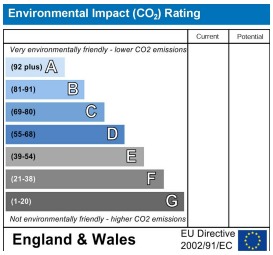


Total area: approx. 83.1 sq. metres (894.2 sq. feet)

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.





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