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AWILSON estates

39 Welch Road, Hyde, SK14 4DR

£325,000

Have you been searching for the perfect bungalow? Are you looking for something stylish, modern and ready to move straight into? Perhaps you're downsizing but don't want to compromise on space? Whatever your reason for moving, this beautifully presented two bedroom true bungalow on Welch Road is certainly one worth viewing. Offered to the market with no onward chain, it provides an excellent opportunity for buyers looking for a hassle free move.

As you arrive, you're welcomed by a picture perfect front garden with a neatly manicured lawn, mature planted borders and a block paved driveway providing ample off road parking, all creating an excellent first impression.

Step through the front door into a welcoming entrance hallway, leading through to the modern kitchen. Fitted with cream gloss cabinetry and oak block style worktops, it's a contemporary space with plenty of storage and worktop space.

The lounge sits to the front of the home, where a large bay window offers views over the front garden. A feature fireplace creates a cosy focal point, making this the perfect place to relax. The lounge opens into the dining room, providing ample space for family meals or entertaining friends.

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The second bedroom is positioned to the front of the property and offers excellent flexibility. Whether you need a comfortable guest bedroom, space for visiting grandchildren, or a dedicated home office, it adapts easily to your lifestyle.

Step outside into the rear garden, where you'll find a detached garage offering excellent storage, workshop space or exciting potential to create a home gym, garden room or entertaining space, subject to any necessary permissions. The garden itself has been designed with ease of maintenance in mind, featuring artificial lawn and attractive seating areas that make the most of its sunny aspect. It's a fantastic place to relax with a book, enjoy a barbecue with family and friends, or simply unwind in the sunshine.

Located in a popular and well established residential area, this home is perfectly placed for everyday convenience. Newton for Hyde railway station is within comfortable walking distance, making commuting into Manchester and the surrounding areas quick and straightforward, while nearby bus routes offer further transport links. A range of local shops, supermarkets, cafés and everyday amenities are all close by, with Hyde town centre just a short drive away for a wider selection of retail and leisure facilities. There are also a number of pleasant parks and green spaces nearby, ideal for enjoying an afternoon stroll or walking the dog. Better still, this fantastic home is offered to the market with no onward chain, allowing a smooth and straightforward move for its next owner.

Hall

9'2" x 3'7" (2.80m x 1.09m)
Window to side. Radiator. Open plan to:

Kitchen

4'1" x 9'11" (1.24m x 3.01m)
Fitted with a matching range of base and eye level units with worktop space over. Sink with drainer and mixer tap. Tiled splashbacks. Integrated fridge/freezer. Plumbed for washing machine. Space for tumble dryer. Built-in electric oven, with four ring gas hob and extractor hood over. Built-in microwave. Window to side elevation. Radiator, Ceiling light.

Living Room

18'10" x 12'0" (5.73m x 3.67m)
Bay window to front elevation. Feature fireplace. Radiator, Ceiling light. Open plan to:

Dining Room

12'7" x 9'4" (3.84m x 2.84m)
Window to rear elevation. Ceiling light. Door leading to inner hallway. Glazed door leading to orangery.

Orangery

11'5" x 11'7" (3.48m x 3.53m)
Glazed windows to side and rear. Skylight. Radiator. Double doors to rear garden.

Inner Hallway
3'8" x 5'10" (1.11m x 1.79m)
Radiator. Storage cupboard. Access to loft via loft hatch (boiler can be found in loft). Ceiling light. Door to:

Master Bedroom
9'1" x 14'0" (2.77m x 4.26m)
Window to rear elevation. Storage cupboard. Radiator. Fitted wardrobes.

Bedroom Two
9'2" x 7'5" (2.80m x 2.25m)
Window to side elevation. Window to front elevation. Radiator. Ceiling light.

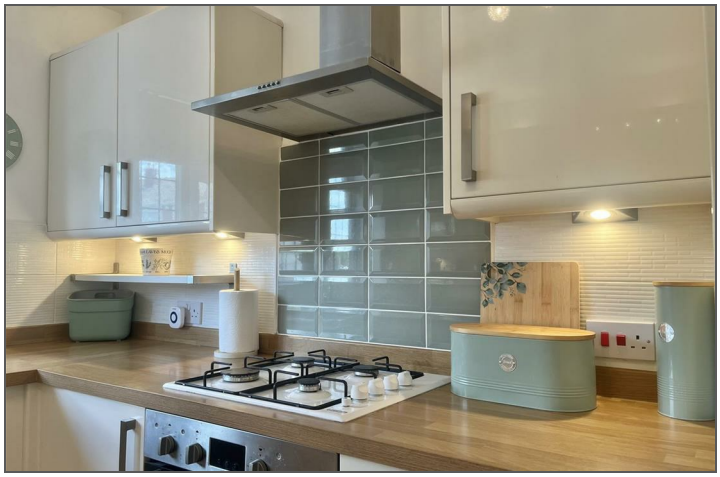
Bathroom
5'9" x 7'9" (1.76m x 2.37m)
Three piece suite comprising "P" shaped panelled bath with glass showwe screen and shower over, vanity wash hand basin and low-level WC. Part tiled walls. Window to side elevation. Radiator.

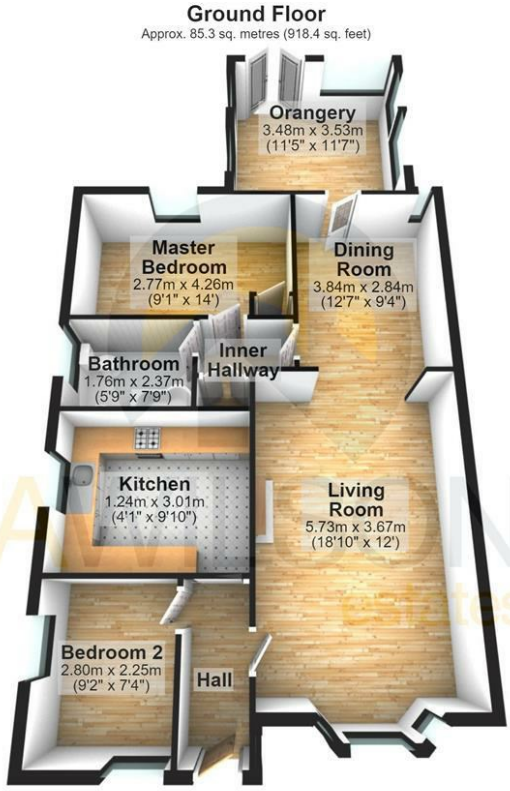
Outside and Gardens
Low walled garden to front with lawn and established borders. Driveway parking to front, with gated access leading to further off road parking.

Large low maintenance garden to rear laid with artificial lawn.

Detached garage with electric roller door, lighting and power.

Additional Information
Tenure: Freehold
EPC Rating: D
Council Tax Band: C

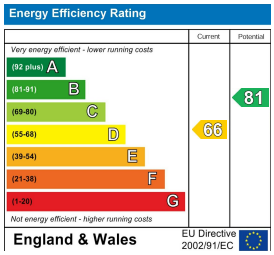


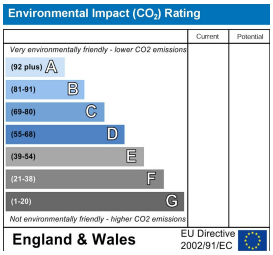


Total area: approx. 85.3 sq. metres (918.4 sq. feet)

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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