



13 Broadway, Hyde, SK14 4GA

Offers Over £280,000

Built in 2019 as part of Bellway Homes "The Old Dairy" development, this gorgeous three bedroom semi detached home comes to the market in immaculate condition and offers stylish, well planned out accommodation that will appeal to a wide range of buyers.

As you arrive you are greeted by a front garden with driveway parking for two cars. Step inside to a bright entrance vestibule with a handy downstairs WC. The lounge sits at the front of the home and feels calm and inviting thanks to its fresh neutral decor. Head through to the kitchen diner and you will find a fantastic space for everyday living with generous worktops, sleek white gloss cabinetry, a kitchen island that doubles as a breakfast bar, and double doors that open straight out to the rear garden.

Upstairs you will find a comfortable master bedroom with fitted wardrobes and its own ensuite shower room, a second double bedroom, plus a third bedroom that works beautifully as a nursery or home office. The family bathroom is finished with a clean and modern three piece suite.

The rear garden has been thoughtfully landscaped to create a low maintenance space you can enjoy all year round. Porcelain patio areas, an artificial lawn, and even an outdoor bar make this a brilliant spot for summer BBQs and relaxed evenings with friends.

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Entrance Vestibule

Door to:

WC

Double radiator. Hidden cistern WC. Hand wash basin. Ceiling light.

Lounge

9'10" x 11'4" (2.99m x 3.46m)

Window to front elevation. Double radiator. Ceiling light. Stairs to first floor. Door to:

Kitchen/Dining Room

11'2" x 15'7" (3.40m x 4.75m)

Fitted with matching range of white gloss wall and base units with coordinating worktops over. Built in electric oven with flooring gas hob and extractor hood over. Integrated fridge freezer. Integrated washing machine. One and a half bowl stainless steel sink with drainer and mixer tap. Lighting to ceiling. Wall mounted Combi boiler. Tiled splashbacks. Porcelain tiled floor. Doors leading out to rear garden.

Stairs and Landing

Doors to all bedrooms and family bathroom. Access to storage cupboard. Ceiling light. Access to loft via loft hatch with drop down ladders.

Master Bedroom

10'3" x 10'7" (3.13m x 3.23m)

Window to rear elevation. Fitted wardrobes. Double radiator. Ceiling light. Door to:

En-suite

Fitted with three piece suite comprising of

walk-in double shower enclosure with mains fed shower, hand wash basin, and hidden cistern WC. Window to side elevation. Double radiator. Light to ceiling.

Bedroom Two

10'1" x 8'8" (3.07m x 2.64m)

Window to front elevation. Double radiator. Ceiling light.

Bedroom Three

6'7" x 6'11" (2.01m x 2.11m)

Window to front elevation. Double radiator. Ceiling light.

Bathroom

Fitted with three piece suite comprising of panelled bath with mixer tap, hand wash basin, and hidden cistern WC. Double radiator. Window to side elevation. Light to ceiling.

Outside and Gardens

Small front garden with driveway parking for two cars and path leading to front door.

To the rear there is a landscaped garden laid with porcelain tiled patio areas and area laid with artificial lawn for a stylise, low maintenance garden space which can be enjoyed all year round.

Additional Information

Tenure: Freehold

EPC Rating: B

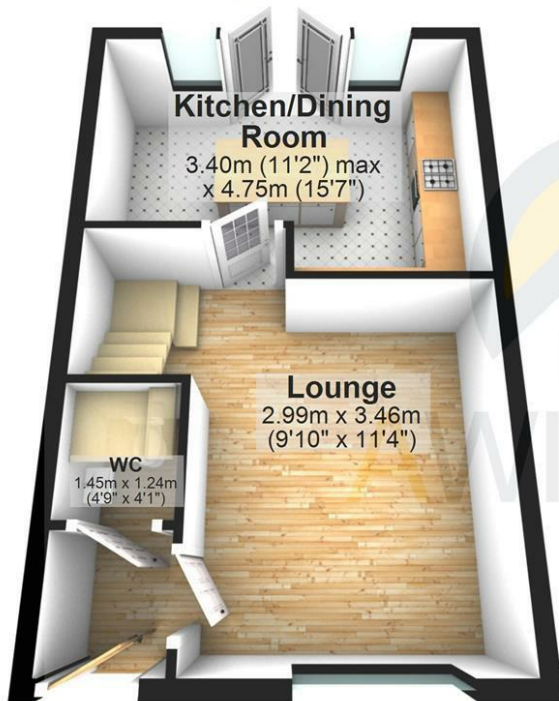
Council Tax Band: C





Ground Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



Total area: approx. 73.1 sq. metres (787.0 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			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		96	(92 plus) A		
(81-91) B		84	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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