



 **4**  
Bedrooms

 **3**  
Bathrooms



C & R Hulme are delighted to offer this well presented 4 bedroom family detached home in Hyde Manchester. The property offers 2 reception rooms fitted family kitchen and downstairs shower room. To the 1st floor are goodsized bedrooms with the principal bedroom nefitted from fitted wardrobes and ensuite as well as family bathroom. Other benfits include gas central heating, double glazing through out, single detached garage as well as being possistion on a genrouse sized coner plot. Great links into andout of the city. NO CHAIN!!!

#### **Entrance Hall**

Glazed panel door. Access to all rooms and stairs to 1st floor. Radiator, range of power points. Ceiling light point.

#### **Reception Room 1** *4.84m x 3.05m (15' 11" x 10' )*

UPVC to front and Patio door to rear offering dual aspect lighting. Radiator. Range of power points ceiling light point.

#### **Reception Room 2** *3.26m x 2.81m (10' 8" x 9' 3")*

UPVC to side. Radiator. Range of power points ceiling light point.

#### **Dining Kitchen** *4.86m x 4.20m (15' 11" x 13' 9")*

3 x UPVc windows & patio doors leading to patio and gardens. Fitted kitchen finished in grey with a range of wall and floor units. Grey speckled marble worktops. Integrated oven and gas hob with extractor over. Inset sink with chrome mixer tap. Range of power points. Ceiling light points.

#### **Downstairs Shower Room** *2.15m x 1.61m (7' 1" x 5' 3")*

Obscure UPVC window to front. 3 Piece suite consiting corner shower, wash hand basin & W.C. Radiator, extractor and ceiling light point.

#### **Stairs & Landing to 1st floor**

UPVC window to rear. Radiator. Ceiling light point. Power points.

#### **Principal bedroom** *4.83m x 2.57m (15' 10" x 8' 5")*

3 x UPVC windows, Fitted wardrobes, Radiator. Ceiling light point. Range of power points. Door leading to Ensuite.

#### **Ensuite Shower Room** *2.05m x 1.69m (6' 9" x 5' 7")*

Obscure UPVC window to side. 3 Piece white suite consiting of shower unit with thermostatics shower and tiling to full height, Handwash basin and W.C. radiator  
Extractor & ceiling light point.

#### **Bedroom 2** *3.41m x 3.05m (11' 2" x 10' )*

UPVC to Front. fitted wardrobe and storage unit for immersion tank. Radiator. Ceiling light point. Range pf power points.

#### **Bedroom 3** *3.98m x 3.41m (13' 1" x 11' 2")*

UPVC to Front. Radiator. Ceiling light point. Range pf power points.

#### **Bedroom 4** *2.14m x 1.98m (7' x 6' 6")*

UPVC to rear. Radiator, ceiling light point. Range of power points

#### **External**

Front Garden. Slabbed walk way, lawned area and metal railing perimter fencing. Tarmac driver to single Garage to side. Rear Garden. Patio area with the remainder lawn to lawn. Peremiter fencing all round.

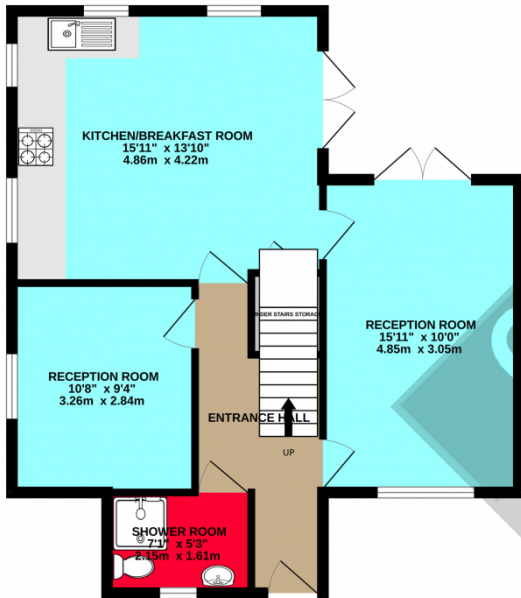
#### **Tenure**

Tenure/: Leasehold TBC

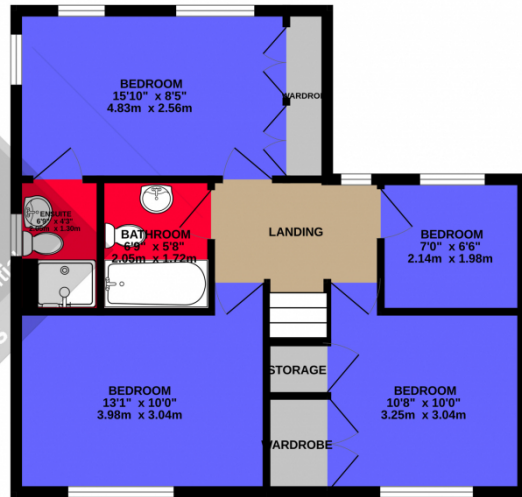
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GROUND FLOOR  
602 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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