

**22 Bearswood Close, Hyde, Cheshire, SK14 5NR**



- Fantastic Corner Plot
- End Terrace Family Home
- Two DOUBLE Bedrooms + Nursery
- Entrance Hallway
- Lounge with Wood burner

- Kitchen/Diner
- Conservatory
- Ground Floor w/c
- Garden Room
- Front & Rear Gardens



# 22 Bearswood Close, Hyde, Cheshire, SK14 5NR

## MAIN DESCRIPTION

### \*\*\*FANTASTIC FAMILY HOME & CORNER PLOT\*\*\*

Stepping Stones are delighted to offer for sale this End Terrace Family Home occupying a great sized corner plot situated within this family friendly cul-de-sac position.

The property is located just a short distance from Gee Cross Village and Werneth Low Country Park and is the ideal home for those families wanting to be within the catchment area for Alder Community High School and forms part of a circle of homes just off Grange Road South with a family friendly green to the front.

The internal accommodation is versatile and spacious and in brief comprises; Entrance Hallway, Lounge with wood burning stove, True Kitchen/Diner, Conservatory, Ground Floor w/c and Garden Room to the ground floor and Two DOUBLE Bedrooms, Nursery/Office and Family Bathroom to the first floor.

Externally there is a spacious front garden with side access to a private and fully enclosed and great sized child friendly rear lawn garden with established planting, there is an additional workshop / store room.



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### ENTRANCE HALLWAY

External door to hallway, stairs to the first floor accommodation, wall mounted radiator, ceiling light point, internal doors to the ground floor.

### LOUNGE

14' 9" x 11' 1" (4.5m x 3.38m) uPVC double glazed bay window to the front elevation, tv aerial point, ceiling light point, wall mounted radiator, wood burning stove.

### KITCHEN/DINER

21' 6" x 9' 6" (6.55m x 2.9m) A true kitchen diner with a range of high and low fitted kitchen units with contrasting work surfaces and splash back tiling, eye level electric oven and 4 ring gas hob, plumbing for automatic washing machine, sink and drainer unit, ceiling spot lights, wall mounted radiator, space for tall fridge freezer, under stairs storage cupboard, patio doors to conservatory and door to rear inner hallway.

### CONSERVATORY

9' 1" x 8' 9" (2.77m x 2.67m) Double glazed conservatory to the rear elevation with patio doors providing access to the rear garden.

### INNER HALLWAY

Door from kitchen to inner hallway with cloak and shoe area, door to covered ginnel, ground floor w/c and garden room.

### GROUND FLOOR W/C

Low level w/c & ceiling light point

### GARDEN ROOM

21' 1" x 8' 5" (6.43m x 2.57m) A versatile room with uPVC double glazed window and patio doors providing access to the rear garden.





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### LANDING

Stairs from the ground to the first floor, ceiling light point, internal doors to the first floor accommodation

### MAIN BEDROOM

13' 0" x 11' 2" (3.96m x 3.4m) A generous sized double bedroom access via the nursery/office with uPVC double glazed window to the front elevation with open aspect, wall mounted radiator, ceiling light point.

### BEDROOM TWO

11' 6" x 9' 1" (3.51m x 2.77m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point.

### NURSERY/OFFICE

11' 3" x 8' 12" (3.43m x 2.74m) This versatile room used to be bedroom 3 and could easily be converted back, currently this room is attached to the main bedroom and is the perfect nursery, it would also lend itself to being a walk in wardrobe or home office.

### BATHROOM

A three piece suite comprising; low level w/c, pedestal sink unit and double shower, 2 x windows, internal window to landing, baby changing station, ceiling light point

### W

### WORKSHOP/STORE

11' 9" x 8' 9" (3.58m x 2.67m) A fabulous workshop accessed via the garden with power and lighting.

### EXTERNAL

Externally there is a spacious front garden with side access to a private and fully enclosed and great sized child friendly rear lawn garden with established planting, there is an additional workshop / store room.



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### DISCLAIMER

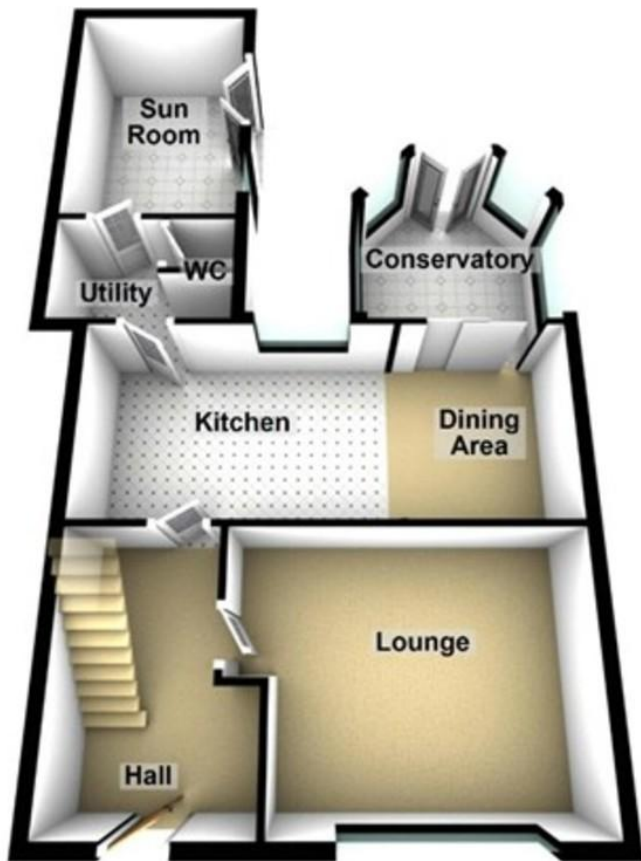
Tenure - Leasehold

Annual Ground Rent - £12 p.a

Term - 999 years from 1st October 1971

Council Tax Band - A

EPC Rate - D



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#### FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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