PHILIP JAMES
KENNEDY

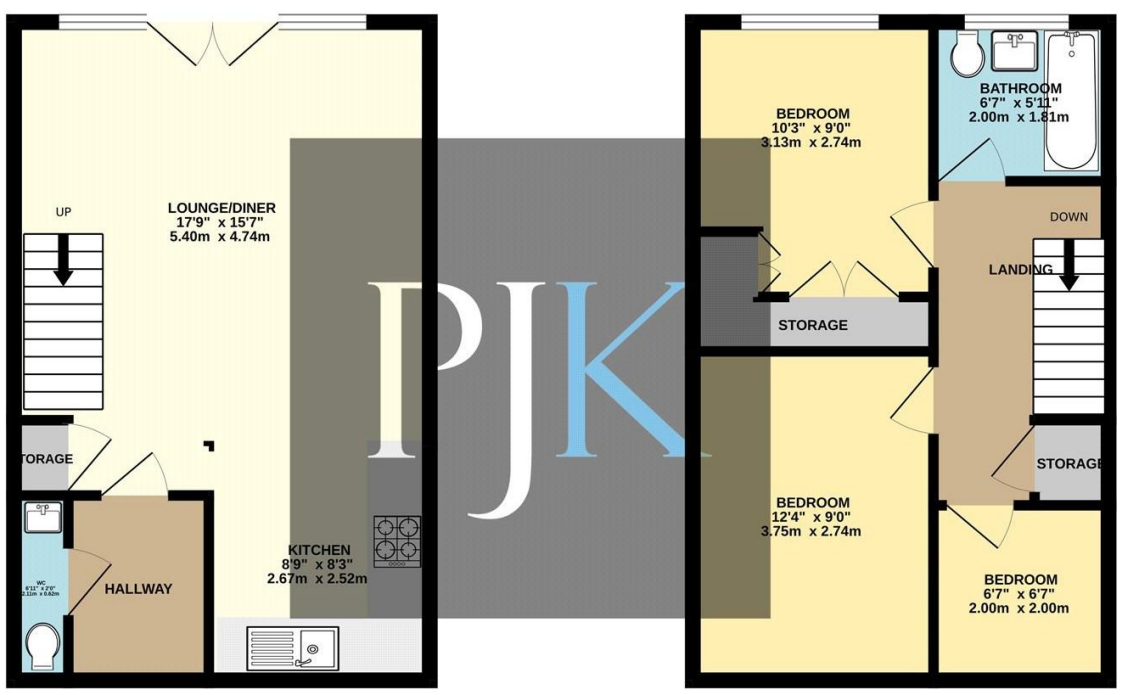
2 CHRISTY BROW

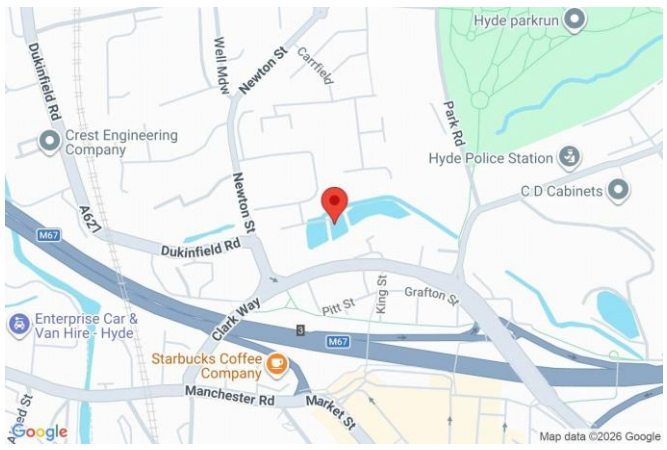
HYDE, SK14 4XS



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 766 sq.ft. (71.1 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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PJK

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ASKING PRICE £275,000

A beautifully presented three-bedroom modern family home, constructed in 2023 and finished to an exceptional standard throughout. This stunning property is in true walk-in condition and occupies an attractive position on a highly sought-after modern development in Hyde. Offering contemporary open-plan living, well-proportioned bedrooms and a beautifully maintained south-facing rear garden, this excellent home represents an ideal purchase for first-time buyers, young professionals and growing families.

The property consists of a welcoming entrance hallway providing access to the ground-floor accommodation. A particular feature of this beautiful home is the spacious open-plan living and kitchen area, creating an excellent space for relaxing and entertaining. The contemporary kitchen boasts an attractive range of matching wall and base units, modern work surfaces and integrated cooking appliances. French doors open out onto the rear garden, seamlessly connecting the internal accommodation with the outdoor space.

Completing the ground floor is a convenient downstairs WC and useful storage, adding further practicality to the accommodation.

The first floor reveals three well-proportioned bedrooms, comprising two spacious double bedrooms and a good-sized single room, offering excellent flexibility for use as a child's bedroom, nursery or home office. These rooms are serviced by a contemporary three-piece family bathroom, comprising a bath with shower over, hand wash basin and WC. Additional storage is available from the landing.

Externally, the property benefits from a beautifully maintained south-facing rear garden, enjoying a private aspect and not being directly overlooked. The garden is predominantly laid to lawn with a paved area, providing an excellent space for garden furniture, outdoor entertaining and enjoying the warmer months.

766 gross sq ft
Tax Band: C
Freehold

"A stunning three-bedroom modern home in true walk-in condition."









