



# 105 Hillary Road, Newton, Hyde, Cheshire, SK14 4EB

**\*\* SEE OUR 3D INTERACTIVE VIRTUAL TOUR \*\*** THREE DOUBLE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME WITH TWO BATHROOMS.  
Located in the sought after area of Newton, Hillary Road, this modern semi-detached house boasts extended living space and country walks on your doorstep.

This home is ideal for families and has been immaculately decorated throughout with two new bathrooms under two years old. A light, spacious entrance hall leads through to a large lounge/dining room with patio doors onto the garden. The large living room offers fantastic amounts of natural light at both sides with plenty of layout options to suit couples and families alike. Spacious breakfast kitchen with high gloss units, two ovens plus a microwave oven and a large amount of countertop space. Leading through from the kitchen is a large, separate utility, gym and storage area through the back door. Three double bedrooms, the master with modern en-suite shower room and all with huge amounts of storage space.

Outside there is off road parking for three cars and an enclosed rear garden offering a large private decking area which remains in the sun throughout the day.

## Offers Over £300,000

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

### GROUND FLOOR

#### Entrance Hall

Double glazed composite front door, central heating radiator, understairs cupboard and doors to:

#### Home Office/Family Room

15'9" x 7'5"

Pvc double glazed front window and central heating radiator.

#### Through Lounge/Dining Room

15'2" x 10'3" plus 10'7" x 8'0"

Pvc double glazed front window, two central heating radiators, fireplace, laminate wood flooring and pvc double glazed patio doors leading out to the rear garden.

#### Breakfast Kitchen

13'9" x 7'1" plus 10'0" x 8'10"

Breakfast area with pvc double glazed rear window and central heating

radiator, opening through to the kitchen which has a range of modern high gloss units, finished in grey and including base cupboards and drawers, pan drawers, built-in microwave oven, integrated dishwasher, work tops over with an inset single drainer coloured sink unit and mixer tap, split-level electric double oven and gas hob with filter hood over, wall cupboards, double glazed skylight window and pvc double glazed door leading through to:

#### Utility/Storage

9'11" x 7'0" plus 12'1" x 10'0"

Subdivided with plumbing for an automatic washing machine, two pvc double glazed windows and external rear door.

### FIRST FLOOR

#### Landing

Spindled balustrade, storage cupboard and doors leading off to:

## Master Bedroom

17'7" x 7'8" plus 7'6" x 6'9"

L-Shaped with two pvc double glazed front windows, two central heating radiators, loft access and door to:

## En-Suite Shower Room

With a white suite and black fittings including a shower cubicle, pedestal wash hand basin and close coupled wc, black finish towel radiator and fittings.

## Bedroom Two

12'0" x 9'1"

Pvc double glazed front window and central heating radiator.

## Bedroom Three

11'4" x 9'2"

Pvc double glazed rear window and central heating radiator.

## Bathroom

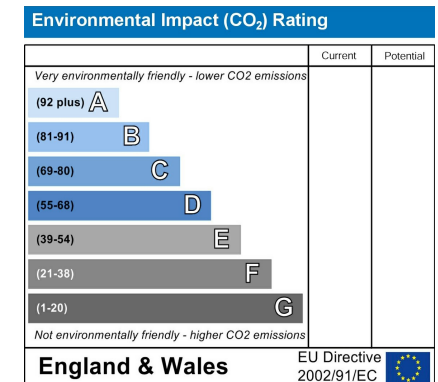
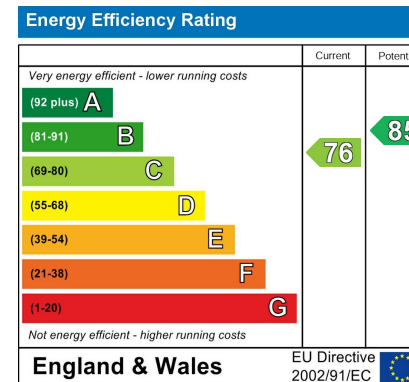
A refitted white three piece suite including a panelled shower bath with mixer tap, shower over and shower screen, combined wash hand basin and low level wc unit, pvc double glazed rear window and chrome finish towel radiator.

## OUTSIDE

### Parking & Gardens

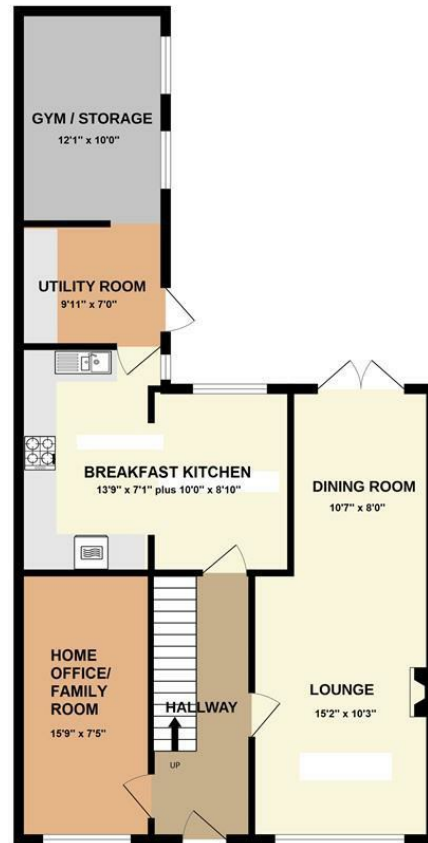
The property has a double width screen printed driveway at the front and a n enclosed rear garden with patio area, artificial lawn and raised decked area.

Our ref: Cms/cms/0228/24

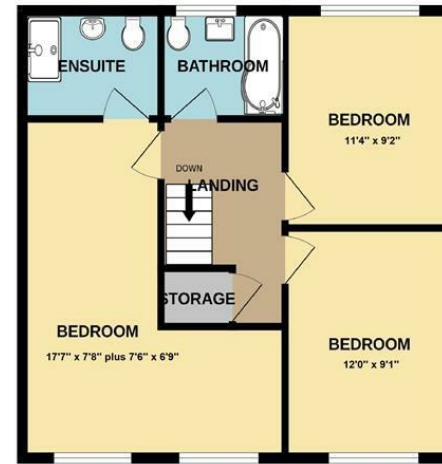




GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

44 High Street West, Glossop, Derbyshire, SK13 8BH

01457 858888

[glossop@jordanfishwick.co.uk](mailto:glossop@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

