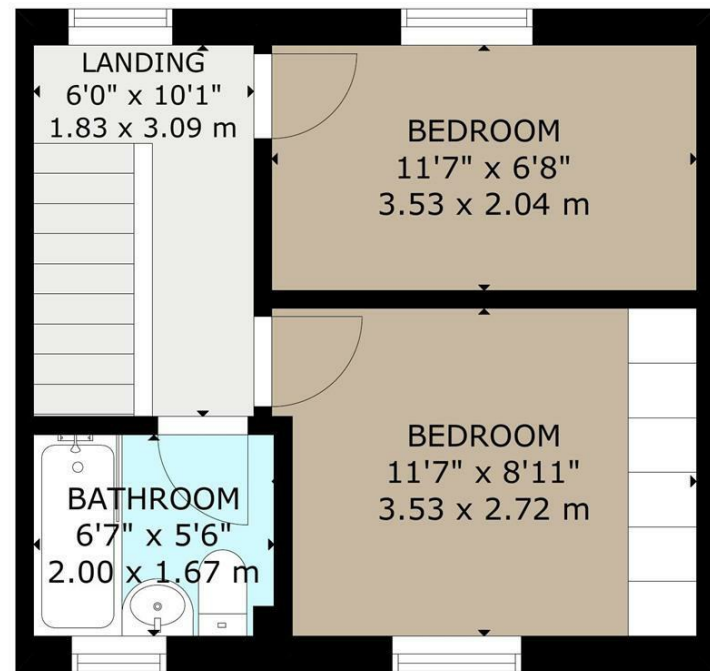
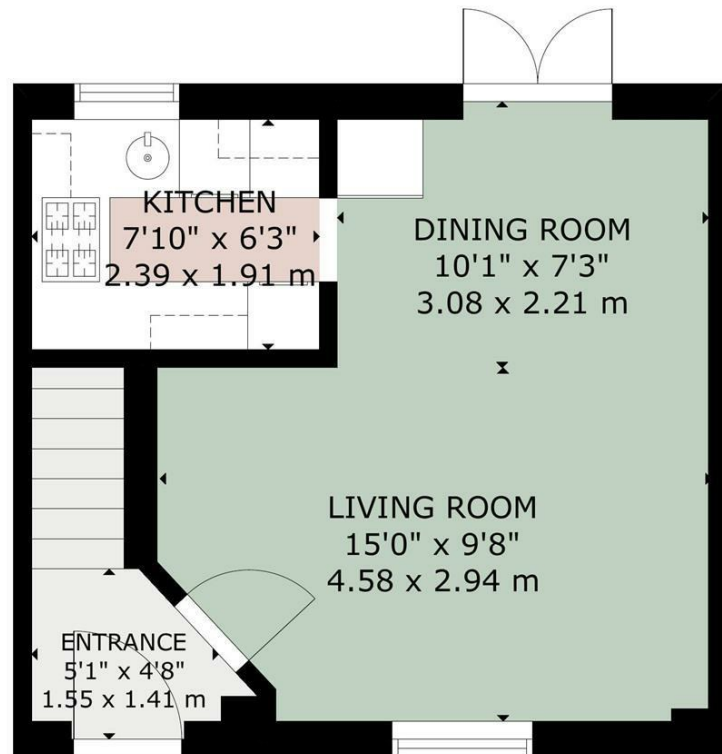




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GROSS INTERNAL AREA  
TOTAL: 59 m<sup>2</sup>/629 sq ft  
GROUND FLOOR: 30 m<sup>2</sup>/320 sq ft, FIRST FLOOR: 29 m<sup>2</sup>/309 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

At junction 24 of the M60, take the A57/M67 exit to Denton/Hyde/Sheffield and merge onto M67 and keep right to stay on M67. At junction 3, exit towards Dukinfield/Stalybridge, merge onto Clark Way/A627. Turn right onto Clarendon St and then right onto Commercial Brow. Continue onto Halton St and turn left onto High St. Take a slight right onto Sheffield Rd and then turn right onto Woodland View.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A (92 plus)	A (92 plus)	A (92 plus)	A (92 plus)
B (81-91)	B (81-91)	B (81-91)	B (81-91)
C (69-80)	C (69-80)	C (69-80)	C (69-80)
D (55-68)	D (55-68)	D (55-68)	D (55-68)
E (39-54)	E (39-54)	E (39-54)	E (39-54)
F (21-38)	F (21-38)	F (21-38)	F (21-38)
G (1-20)	G (1-20)	G (1-20)	G (1-20)

EU Directive 2002/91/EC

**4 Woodland View**  
Hyde, SK14 2JB

**Offers over £210,000**



- Two Bedroom Well Presented Semi Detached House
- Gas Central Heating and Double Glazing
- Fitted Kitchen and Bathroom
- Driveway Parking and Garden to the Rear
- Popular And Convenient Location
- Sold With No Chain
- Ideal For A First Time Buyer or Downsizees
- Viewing is Highly Recommended

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 4 Woodland View

, Hyde, SK14 2JB

Welcome to Woodland View, Hyde! We are thrilled to present this charming two-bedroom house that has just hit the market. Situated in a serene location, this modern property offers a wonderful opportunity for you to create your dream home.

With two bedrooms, this house is ideal for a small family, a couple, or even someone looking for a spare room to use as a home office or guest room. The modern design of the house provides a fresh canvas for you to decorate and style to your taste.

Located in Woodland View, Hyde, you'll have the best of both worlds - a peaceful neighbourhood to relax in, yet still close to local amenities and transport links for convenience.

Don't miss out on the opportunity to own this wonderful property and turn it into your own cosy haven. Contact us today to arrange a viewing and start envisioning the life you could create in this lovely house.

## Entrance

5'1 x 4'8 (1.55m x 1.42m)

uPVC entrance door opening into the hallway, laminate wood effect flooring, radiator, door leading to the living room and stairs ascending to the first floor.

## Living Room

15'0 x 9'8 (4.57m x 2.95m)

With a front facing uPVC double glazed window, laminate wood effect flooring, radiator, central ceiling light and power points



## Dining Room

10'1 x 7'3 (3.07m x 2.21m)

With a rear facing uPVC double glazed patio doors leading to the rear garden, laminate wood effect flooring, radiator, central ceiling light and power points



## Alternative view



## Kitchen

7'10 x 6'3 (2.39m x 1.91m)

Tiled flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset sink and drainer with a mixer tap, space for oven and hob, extractor fan, plumbing for a dishwasher and washing machine, inset ceiling spot lights.



## First Floor Landing

6'0 x 10'1 (1.83m x 3.07m)

## Bedroom One

11'7 x 8'11 (3.53m x 2.72m)

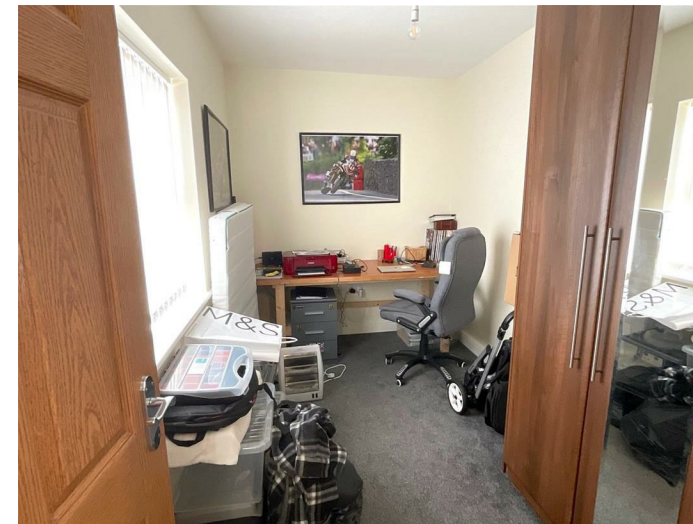
Rear facing uPVC double glazed window, fitted wardrobes, radiator, power point and a central ceiling light



## Bedroom Two

11'7 x 6'8 (3.53m x 2.03m)

Front facing uPVC double glazed window, radiator, power points and a central ceiling light



## Bathroom

6'7 x 5'6 (2.01m x 1.68m)

Fully tiled with a three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.

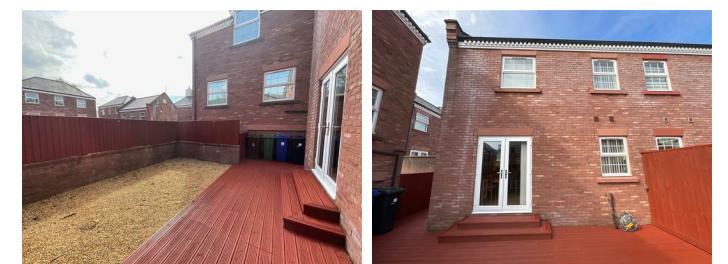


## Rear Garden

An enclosed private rear garden with a decked patio area



## Alternative view



## Front elevation

Driveway parking for two vehicles and access to the front entrance