



HUNTERS[®]
HERE TO GET *you* THERE

22 Lassell Fold, Hyde, SK14 4UT

HUNTERS[®]
HERE TO GET *you* THERE

22 Lassell Fold, Hyde, SK14 4UT

Asking Price £485,000

Nestled in the Meadows Estate at the bottom of Matley Lane, this delightful detached house offers a perfect blend of comfort and space for modern family living. The property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining guests.

With four well-proportioned bedrooms, there is ample space for families or those seeking a home office. With two bathrooms and a downstairs WC, morning routines will be a breeze, accommodating the needs of a busy household with ease.

Outside, the property benefits from parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area is known for its friendly community and convenient access to local amenities, making it an ideal location for families and professionals alike.

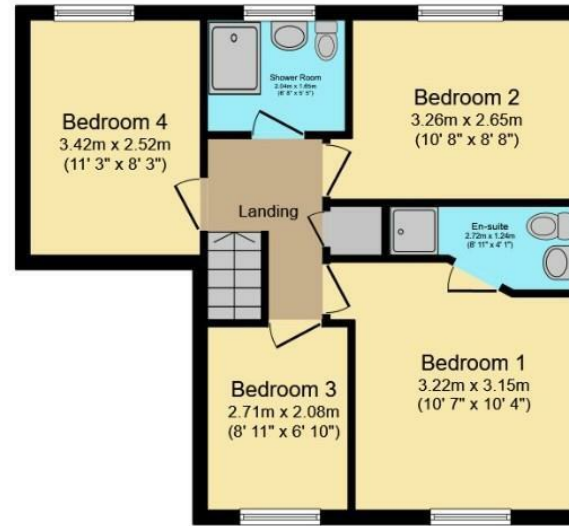
One of the standout features of this home is its proximity to local amenities, including a nearby golf course, perfect for enthusiasts looking to enjoy a round of golf. Additionally, the surrounding area offers picturesque country walks, allowing residents to immerse themselves in nature and enjoy the tranquillity of the countryside.

This property presents a wonderful opportunity for those seeking a spacious and well-located family home. Don't miss the chance to make this charming house your new home.

Hunters Stalybridge & Tameside 87 Mottram Road, Stalybridge, SK15 2QS | 0161 870 1980
stalybridge@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area 110.6 sq.m. (1,191 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Living Room

14' 7" x 14' 2"

Kitchen

11' 5" x 8' 8"

Dining Room

9' 9" x 8' 11"

Utility**Downstairs WC****Orangery**

11' 3" x 10' 10"

Bedroom 1

10' 7" x 10' 4"

Bedroom 2

10' 8" x 8' 8"

Bedroom 3

8' 11" x 6' 10"

Bedroom 4

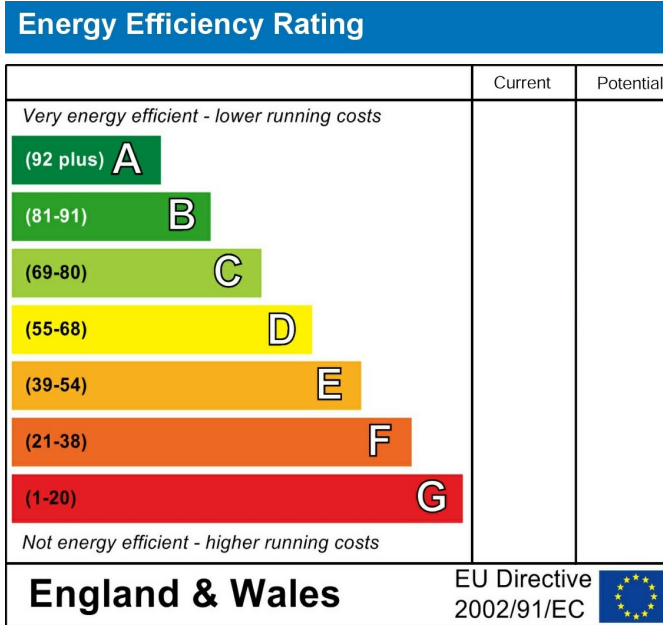
11' 3" x 8' 3"

Shower Room

7' 5" x 5' 5"

En-suite

8' 11" x 4' 1"

Rear Garden

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











