

Hillbank, Woodend Lane, Hyde,  
Greater Manchester

**Guide Price: £500,000**  
**Freehold**

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Epc Rating-TBC FREEHOLD.  
GUIDE PRICE £500,000 TO £550,000  
A Rare opportunity to Purchase One of Hyde's Hidden Gems! This Victorian Dwelling must be viewed to appreciate the size and splendour and unique position.  
Having six bedrooms and a further two attic rooms this property would accommodate a large family. The property has extensive gardens and is situated in a quite lane surrounded by plenty of mature trees and wildlife. Set over four storeys the property has a multitude of rooms...

**Ground Floor**

**Entrance Hall**

uPvc front door, Radiator, wooden flooring, stairs to the landing.

**Living Room**

21'5" x 13'6" (6.53m x 4.11m)  
uPvc double glazed bay window to the front elevation, radiator, Feature fire place with open fire, built in cupboards.

**Sitting Room**

13'1" x 11'1" (4m x 3.38m)  
uPvc double glazed bay window to the front elevation, exposed brick feature fire place, radiator, built in cupboards.

**Dining Room**

14'4" x 9'9" (4.37m x 2.97m)  
Radiator, uPvc double glazed window to the side elevation.

**Kitchen**

12'10" x 9'1" (3.9m x 2.77m)  
uPvc double glazed window to the rear elevation, A range of wall and base units with a complementary work surface, single drainer and sink with a mixer tap, part tiled elevations, integrated oven and hob, space for a fridge freezer and washing machine, solid wooden flooring.

**Bedroom**

9'7" x 12'6" (2.92m x 3.8m)  
uPvc double glazed window to the side elevation, radiator, bedroom furniture.

**Third Reception**

17'6" x 14'3" (5.33m x 4.34m)  
uPvc double glazed windows to the rear elevation, radiator, feature fire place with living flame gas fire, wall lights, storage cupboards.

**Second Kitchen**

9'1" x 7'1" (2.77m x 2.16m)  
A range of wall and base units with a complementary work surface, uPvc double glazed window to the side elevation, composite door giving side access, single drainer and sink with a mixer tap, space for a washing machine, cooker and fridge freezer.

**Shower Room**

Comprising of three piece suite, uPvc double glazed frosted window to the rear elevation, laminate flooring, tiled elevations.

**First Floor**

**Landing**

uPvc double glazed frosted window to the side elevation, two radiators, solid wooden flooring, stairs to the attic rooms.

**Bedroom One**

16'2" x 13'8" (4.93m x 4.17m)  
uPvc double glazed window to the front elevation, radiator, built in furniture.

**En-suite**

uPvc double glazed frosted window to the front elevation, comprising of aa two piece suite, laminate flooring, radiator.

**Bedroom Two**

17'9" x 14'1" (5.4m x 4.3m)  
uPvc double glazed windows to the side elevation, bedroom furniture, radiator.

**Bedroom Three**

15'1" x 12'7" (4.6m x 3.84m)  
uPvc double glazed windows to the side elevation, radiator, built in furniture.

**Bedroom Four**

13'8" x 13'1" (4.17m x 4m)  
uPvc double glazed window to the front elevation, radiator, built in furniture.

**Bedroom Five**

11'7" x 11' (3.53m x 3.35m)  
Radiator, uPvc double glazed window to the rear elevation, built in Furniture.

**Bathroom**

Comprising of a two piece suite, radiator, uPvc double glazed window to the rear elevation, laminate flooring.

**Separate WC**

uPvc double glazed frosted window to the side elevation, tiled elevations.

For full EPC please contact the branch.

**Second Floor**

**Attic Bedroom One**

17'3" x 13'1" (5.26m x 4m)  
Double glazed window to the rear elevation.

**Attic Room Two**

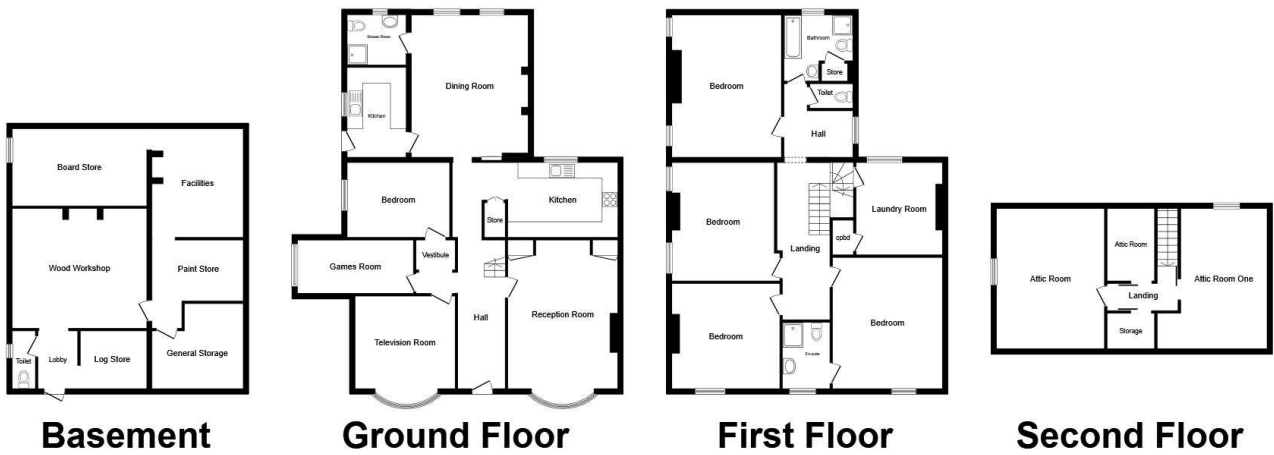
17'8" x 14'2" (5.38m x 4.32m)  
uPvc double glazed window to the side elevation.

**Cellar rooms**

The property has several cellar rooms which are currently being used as work shops and storage areas, they have power and lighting and a WC.

**External**

To the front of the property there is a garden laid mainly to lawn with well stocked borders containing mature shrubs and plants, paved patio area garden enclosed by mature hedging and low level brick wall overlooking the local woodland. There is also a landscaping banking leading down to Woodend Lane with footpath access to the property. To the side of the



Total floor area 407.3 sq.m. (4,385 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). Plan produced for Reed Rains. Powered by www.focalagent.com