



Littlefields, Mottram, Hyde, SK14 6TA

Offers over £310,000

Impressively sized is this generously proportioned family sized three bedroom detached property located on a quiet cul de sac and highly regarded sought after residential location in Mottram, Hyde and is ideally situated for access to local amenities and transport links with the M67/M60 motorway network a five minute drive away.

The spacious family sized accommodation has been well cared for and much improved by the present owners and can only truly be appreciated with a full first hand internal viewing that will reveal accommodation that briefly comprises: To the ground floor, entrance porch, a great sized lounge with open plan staircase to the first floor a lovely bright and airy dining room with patio doors leading to the good sized conservatory and an archway to the superb contemporary fitted kitchen. To the first floor there are three well proportioned bedrooms (Master Bedroom with En Suite Shower Room) and a contemporary three piece family bathroom/WC. Externally to the front there is an excellent sized garden and driveway that provides parking for the family vehicle and leads to the garage, whilst to the rear is a superb sized family garden with a large decked and paved patio areas enjoying a superb sunny aspect and a personal door to the garage. The property is double glazed and central heated and only a full personal inspection will fully reveal the accommodation this fantastic property that is on offer.

Superb Family Sized Property and an Early Viewing is Highly Advised!



GROUND FLOOR

Porch

Storage cupboard, double door, door to:

Lounge

14'1" x 14'10" (4.28m x 4.52m)

Box window to front, radiator, stairs, door to Storage cupboard, door to:

Dining Room

9'10" x 7'1" (3.00m x 2.16m)

Radiator, bi-fold door, patio door, door to:

Conservatory

Three windows to side, window to rear, double door.

Kitchen

9'10" x 7'5" (3.00m x 2.27m)

Fitted with a matching range of base and eye level units with worktop space over, sink with drainer, mixer tap and tiled splashbacks, plumbing for dishwasher, space for fridge and freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, open plan, door to:

FIRST FLOOR

Landing

Double glazed window to side, door to Storage cupboard, door to:

Bedroom 1

11'0" x 8'3" (3.36m x 2.51m)

Double glazed window to front, built-in double wardrobe(s), radiator, double door, door to:

En-suite

Three piece suite comprising vanity wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, double glazed window to side.

Bedroom 2

9'10" x 8'3" (2.99m x 2.51m)

Double glazed window to rear, built-in double wardrobe(s), radiator, door to:

Bedroom 3

8'1" x 6'6" (2.47m x 1.97m)

Double glazed window to front, radiator, door to:

Bathroom/WC

6'0" x 5'6" (1.83m x 1.68m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, double glazed window to rear, radiator, door to:

OUTSIDE

Garage

17'5" x 8'3" (5.32m x 2.52m)

Up and over door, door to:

Gardens & Driveway

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 93.9 sq. metres (1010.7 sq. feet)

