

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Stalybridge Road, Mottram, Hyde, SK14 6NE

Dawsons are pleased to offer for sale this stunning traditional Weavers Cottage with spacious accommodation set over three floors. The property has been lovingly updated by the current owners and is immaculately presented throughout to include triple glazed windows, new boiler, radiators, carpets and bespoke wardrobes. Located in the village of Mottram in Longendale, close to local schools, amenities and network links. ** Internal viewing highly recommended *.

In brief the accommodation comprises : Entrance, sitting room and kitchen/diner to the ground floor. Double bedroom and bathroom to the first floor. Two further double bedrooms to the second floor. Outside there is an enclosed patio area to the side and a lawned garden to the rear which is shared with the other cottages. Double wrought iron gates to driveway.

Price £300,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Stalybridge Road, Mottram, Hyde, SK14 6NE

- Beautiful Stone Cottage
- Spacious Accommodation Over Three Floors
- Three Double Bedrooms
- Sought After Location
- Stylish Interior
- Driveway To Front

GROUND FLOOR

Entrance Porch

Door to front, door to:

Sitting Room

14'9" x 20'8" (4.5 x 6.3)

Windows to both side and front elevations, exposed beams, feature fireplace, wood staircase leading to the first floor, radiator.

Dining Kitchen

14'9" x 10'2" (4.5 x 3.1)

Windows to both the side and front elevations, fitted with a comprehensive range of all wall and base units with granite work surfaces over, built in double oven and gas hob with extractor over, inset Belfast sink with swan neck tap, exposed beams, inset ceiling downlights, traditional style radiator, door to side elevation.

FIRST FLOOR

Landing

5'10" x 8'10" (1.8 x 2.7)

Window to the side elevation, door to storage cupboard, doors to bedroom and bathroom, stairs leading to the second floor.

Bedroom One

14'9" x 10'9" (4.5 x 3.3)

Windows to side and rear elevation with stunning far reaching views, fitted mirrored wardrobes, radiator.

Family Bathroom

3'11" x 10'2" (1.2 x 3.1)

Windows to the side and front elevation, three piece bathroom suite comprising of a Burlington roll top bath with claw feet, hand wash basin built into a vanity unit, Victorian style high level WC, traditional style towel radiator, tiled walls, storage to eaves.

SECOND FLOOR

Landing

2'3" x 2'3" (0.7 x 0.7)

Doors leading to:

Bedroom Two

14'5" x 10'9" (4.4 x 3.3)

Window to the side elevation, radiator.

Bedroom Three

14'9" x 7'6" (4.5 x 2.3)

Windows to the rear elevation with far reaching views, bespoke fitted storage, radiator.

EXTERNALLY

There are double wrought iron gates leading to off street parking. A pleasant enclosed decked sitting area with new fences and gate, this is a lovely dog and children friendly area! Around to the rear is a very pleasant enclosed shared garden.



Directions



Floor Plan

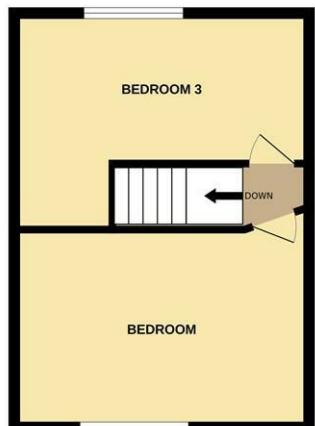
GROUND FLOOR



1ST FLOOR



2ND 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.

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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			
		84	61

England & Wales 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			

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