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## Roe Cross Green, Mottram, Hyde, SK14 6LP

Having recently undergone a comprehensive refurbishment and renovation programme this stunning, four bedroom, semi-detached property comes onto the market in first class order throughout boast numerous quality features and simply must be viewed internally to be fully appreciated. The property is located in a highly regarded cul de sac position and is, in our opinion, ideally suited to a growing family.

Stalybridge Town Centre is readily accessible and there are good commuter links. Local junior and high schools are also within the vicinity as are numerous countryside/moorland walks.

**Offers Over £345,000**

# Roe Cross Green, Mottram, Hyde, SK14 6LP

- 4 Bedroom Semi Detached
- Internal Inspection Essential
- Off Road Parking plus Integral Garage
- Access to all Amenities
- Extended Living Accommodation
- Popular Residential Cul De Sac
- Modern Open Plan Living
- Stunningly Presented
- Neutral Decor Throughout
- Delightful Rear Garden

## Contd....

The Accommodation briefly comprises:

Entrance Porch, Living Room, re-fitted Dining Kitchen units, stainless steel inset sink, quartz work surfaces, built-in oven and microwave, four ring ceramic hob with back plate and extractor, integrated fridge freezer, integrated dishwasher, laminate flooring, uPVC double glazed window, recessed spotlights, contemporary central heating radiator

To the first floor there are four Bedrooms (forth Bedroom currently being used as a walk-in wardrobe), Bathroom/WC with modern white suite having separate shower cubicle

Externally the front garden is laid to lawn. There is a driveway providing off road parking and this leads to an integral garage which has fitted base units and plumbing for an automatic washing machine and dryer. The tiered rear garden has a timber decked patio with further lawned gardens with the upper tiered section having an astro-turf finish. Beyond this there are mature border plants and shrubs.

## The Accommodation in Detail:

### Entrance Porch

composite style security door and two uPVC double glazed side lights, laminate flooring and recessed spotlights, access to garage

### Living Room

14'5 x 13'3 plus stairwell area (4.39m x 4.04m plus stairwell area)

Two uPVC double glazed windows, recessed spotlights, laminate flooring, central heating radiator, open to:

### Dining Kitchen

21'8 x 7'5 (6.60m x 2.26m)  
Contemporary range of wall and floor mounted surfaces, built-in oven and microwave, four ring ceramic hob with back plate and extractor, integrated fridge freezer, integrated dishwasher, laminate flooring, uPVC double glazed window, recessed spotlights, contemporary central heating radiator

### Sitting Room

Contemporary central heating radiator, uPVC double glazed French doors and window, laminate flooring

### First Floor:

#### Landing

#### Bedroom (1)

12'3 x 8'8 (3.73m x 2.64m)  
Bulk-head storage cupboard with loft access, uPVC double glazed window, central heating radiator

#### Bedroom (2)

12'2 x 9'2 (3.71m x 2.79m)  
uPVC double glazed window, central heating radiator

#### Bedroom (3)

9'11 x 9'1 (3.02m x 2.77m)  
uPVC double glazed window, central heating radiator

#### Bedroom (4)

9'0 x 4'9 (2.74m x 1.45m)  
(currently utilised as a walk-in wardrobe) recessed spotlights, uPVC double glazed window, central heating radiator

### Bathroom/WC

Contemporary white suite having tiled panel bath with wash hand basin with vanity storage unit below, low level WC, shower cubicle, fully tiled, tiled floor, recessed spotlights, heated chrome towel rail/radiator, uPVC double glazed window.

### Externally:

The front garden is laid to lawn. There is a driveway which provides off road vehicular parking and this leads to an integral garage which is 15'6 x 8'5 reducing to 8'1. There are fitted base units and the garage is plumbed for an automatic washing machine and dryer, uPVC double glazed window.

The enclosed rear garden has a timber decked patio area with further lawned gardens. The upper tiered section is astro-turfed and there are mature shrubs and trees beyond.



## Directions



# Floor Plan



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	Proposed
Very energy efficient - lower running costs	A		
(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			
78		62	
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			