

# DAWSONS

Property Professionals since 1925

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## Greenway, Mottram, Hyde, SK14 6QH

Dawsons are pleased to offer this garden fronted, terraced property located in the desirable Mottram area. This freehold three-bedroom home is ideal for growing families, first-time buyers or investors.

On the ground floor you'll find a welcoming lounge flooded with natural light and a modern, newly fitted kitchen. Upstairs are three well-proportioned bedrooms plus a bathroom and separate WC. Outside, there's a generous rear garden that enjoys open countryside views.

The location is peaceful yet convenient: local amenities and schools are nearby, with easy access to transport links into Hyde, Manchester and beyond.

**Price £200,000**



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



# Greenway, Mottram, Hyde, SK14 6QH

- Three bedroom terraced property
- Three good sized bedrooms
- Local amenities within walking distance
- Modern, newly fitted kitchen
- Excellent commuter links
- Viewing highly recommended
- Recently renovated, ready to move into
- Gardens to front and rear

## Ground floor

### Entrance hall

5' x 6' (1.52m x 1.83m )

uPVC double glazed window, uPVC door, tiled floor, door leading to:

### Hallway

4' x 6' (1.22m x 1.83m )

uPVC double glazed window, stairs leading to first floor, door leading to:

### Reception room

10' x 18' (3.05m x 5.49m )

uPVC double glazed bay window, uPVC double glazed patio doors leading to rear garden, gas central heating radiator, door to:

### Kitchen

14' x 12' (4.27m x 3.66m )

uPVC double glazed window, fitted with a range of modern wall and base units with worksurface over, inset sink and drainer with mixer tap, built in electric oven and hob with extractor fan, under stair storage cupboard, extra

storage, laminate flooring, door leading WC to rear garden

## First floor

### Landing

Doors leading to:

### Bedroom 1

11' x 12' (3.35m x 3.66m )

uPVC double glazed window, gas central heating radiator.

### Bedroom 2

12' x 10' (3.66m x 3.05m )

uPVC double glazed window, gas central heating radiator.

### Bedroom 3

9' x 8' (2.74m x 2.44m )

uPVC double glazed window, gas central heating radiator.

### Bathroom

5' x 7' (1.52m x 2.13m )

uPVC double glazed window, wash hand basin, panelled bath, electric shower unit, part tiled, laminate flooring.

5' x 3' (1.52m x 0.91m )

uPVC double glazed window, low level WC, gas central heating radiator, laminate flooring.

## Externally

Garden fronted with steps leading up to entrance, Enclosed rear garden with paved patio and steps up to lawned area with gate for rear access.

## AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

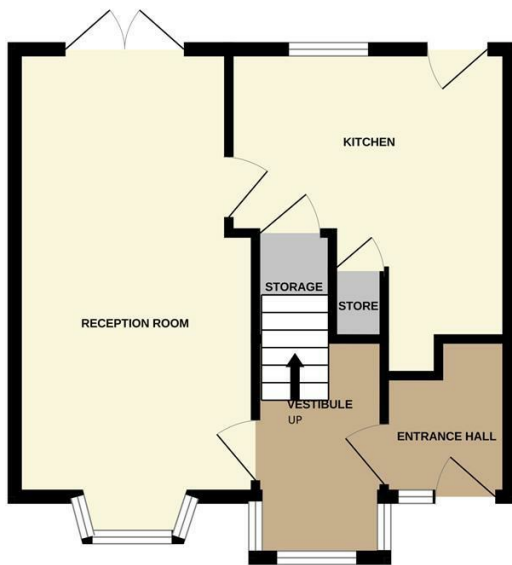


## Directions



# Floor Plan

GROUND FLOOR



1ST 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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