

DAWSONS

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Ashworth Lane, Mottram, Hyde, SK14 6NU

Dawsons are pleased to offer for sale this recently refurbished and comprehensively up-graded executive, four bedroom, detached dormer bungalow. The property has substantial and flexible accommodation over two floors and simply must be viewed internally to be fully appreciated. Within easy reach of all amenities and enjoying delightful views to the rear aspect the property benefits from ample off road parking and would suit a variety of prospective purchasers. *Viewing highly recommended*.

The property is well placed for commuter links with local amenities all being readily available.

Offers In The Region Of £345,000



CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS



Ashworth Lane, Mottram, Hyde, SK14 6NU

- 4 Bedroom, 2 Bathroom Detached Dormer Bungalow
- Integral Garage
- Good Commuter Links
- Low Maintenance Garden Areas
- 2 Good Sized Reception Rooms
- Recently Undergone Comprehensive Refurbishment Programme
- First Class Decorative Order Throughout
- Ample Off Road Parking
- Delightful Views from Rear Aspect
- Deceptively Spacious Accommodation

Contd.....

The Accommodation briefly Comprises:

Entrance porch, entrance hallway, living room with dining area, further reception room which could be utilised for a variety of purposes, good sized breakfast kitchen, 2 double bedrooms, shower room with contemporary white suite.

To the first floor there are 2 further double bedrooms, family bathroom/WC with four piece white contemporary suite.

Externally the front garden has been block paved to provide ample off road parking and there is also an integral garage.

The rear garden has been landscaped for ease of maintenance with flagged patio and barked areas. There are views over Mottram Cricket Club, adjacent farmland.

The Accommodation in Detail:

Entrance Porch

uPVC double glazed front door and windows, laminate flooring

Entrance Hallway

Central heating radiator

Living Room

13'0 x 12'1 (3.96m x 3.68m)

Open to the Dining Area

Dining Area

8'10 x 8'8 (2.69m x 2.64m)

Two uPVC double glazed windows, uPVC double glazed patio doors, central heating radiator

Sitting Room

16'6 x 11'3 (5.03m x 3.43m)

uPVC double glazed patio doors, uPVC double glazed window, central heating radiator

Kitchen

17'0 x 12'6 max including built-in storage (5.18m x 3.81m max including built-in storage)

One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, four ring induction hob, built-in oven, part tiled walls, plumbed for automatic washing machine, recessed spotlights, central heating radiator, uPVC double glazed French doors and side lights, large built-in storage cupboard to the storage compartment

Bedroom (1)

12'6 x 12'3 plus box bay window 5'7 x 2'1 (3.81m x 3.73m plus box bay window 1.70m x 0.64m)

uPVC double glazed window, recessed spotlights, central heating radiator

Bedroom (2)

12'0 x 10'2 (3.66m x 3.10m)

uPVC double glazed window, central heating radiator, recessed spotlights

Shower Room/WC

12'5 x 4'1 (3.78m x 1.24m)

Contemporary white suite having large walk-in shower, wash hand basin with vanity storage unit below, low level WC, heated chrome towel rail/radiator, PVC boarded walls, recessed spotlights, uPVC double glazed window

First Floor:

Landing

Two useful built-in storage cupboards

Bedroom (3)

13'6 x 10'11 reducing to 9'4 part restricted head height (4.11m x 3.33m reducing to 2.84m part restricted height)

uPVC double glazed window, central heating radiator

Bedroom (4)

9'11 x 8'8 (3.02m x 2.64m)

uPVC double glazed window, central heating radiator

Bathroom/WC

13'2 x 6'9 (4.01m x 2.06m)

Contemporary white suite having panel bath, separate shower cubicle, low level WC, wash hand basin with vanity storage unit below, two uPVC double glazed windows, part PVC boarded walls, central heating radiator

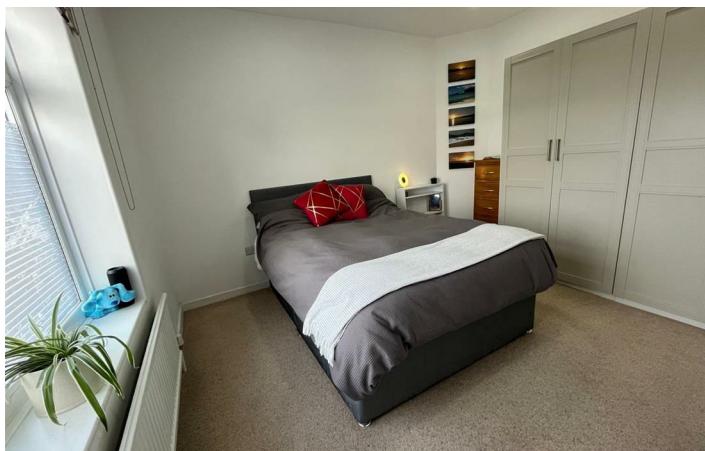
Externally:

There is a substantial block paved driveway to the front of the property providing off road parking for numerous vehicles. To the left-hand side of the property there is an integral garage/workshop (16'0 x 9'1) with power and lighting.

To the rear of the property the garden area has been landscaped and has a flagged patio and bark sections providing a low maintenance space.



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 guidance 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	80
(81-91) B	53
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC

England & Wales

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	

EU Directive 2002/91/EC

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