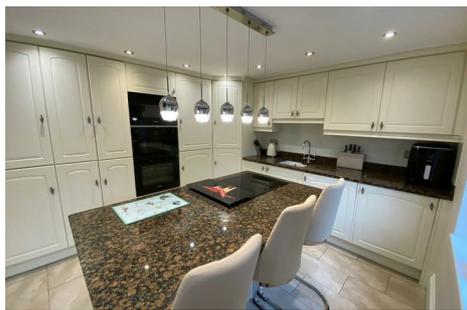


DAWSONS

Property Professionals since 1925

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

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



Old Road, Mottram, SK14 6LW

Dawsons are delighted to welcome to the market this superb, traditionally built, character detached cottage with immediate access to countryside walks as well as enjoying excellent commuter links. In brief the property comprises of an Entrance Vestibule, Lounge, Dining Room, Kitchen, Two Double Bedrooms, Bathroom, Off Road Vehicular Parking and Landscaped Garden.

"Rose Cottage" boasts many character features throughout and dates back to the mid 1600s. Only an internal inspection will reveal the beautifully maintained and up-graded accommodation on offer. The property is set in a substantial landscaped garden plot.

Mottram Village is less than one mile distant via the A6018 with Stalybridge and Glossop Town Centres within easy reach providing a wide range of shopping and recreational amenities including bus and train stations providing excellent commuter links. There is good access to the Motorway network which links the whole of the North West region.

Viewing is *****HIGHLY***** recommended to fully appreciate what this stunning period property has to offer.

Asking Price £425,000



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



Old Road, Mottram, SK14 6LW

- Traditionally Built 1600 Character Detached Cottage
- 2 Double Bedrooms, 2 Reception Rooms plus Fitted Kitchen
- Off Road Parking to the Frontage
- South West Facing Garden Enjoying Extensive Countryside Views
- Highly Regarded Residential Location
- Presented to the Highest of Standards
- Numerous Quality Features Throughout
- Internal Inspection Essential to Fully Appreciate the Up-graded Accommodation on Offer
- uPVC Double Glazing

The Accommodation Comprises: First Floor:

Ground Floor

Lounge

16'4" x 10'5" (5.0 x 3.2)

Beautifully appointed room with feature fire surround and electric fire, fitted carpets, designer central heating radiator, uPVC double glazed window.

Dining Room

8'6" x 11'9" (2.6 x 3.6)

Spacious family dining room, fitted carpet, central heating radiator, ceiling spotlights, uPVC double glazed sliding doors leading to the rear garden.

Kitchen

8'6" x 11'1" (2.6 x 3.4)

Stunning family kitchen which comprises of modern wall and floor mounted units with granite worktops, integrated appliances including dishwasher and washer dryer, central island, tiled flooring, central heating designer radiator, uPVC double glazed window and ceiling spotlights.

Landing

Comprises of fitted carpets, uPVC double glazed window and storage space.

Bedroom (1)

11'5" x 10'5" (3.5 x 3.2)

Large double bedroom with fitted wardrobes, fitted carpets, central heating radiator, uPVC double glazed window and ceiling spotlights.

Inner Hallway

Comprises of fitted carpet and central heating radiator.

Bedroom (2)

10'5" x 11'1" (3.2 x 3.4)

Double bedroom with fitted wardrobes and storage, fitted carpet, central heating radiator, uPVC double glazed windows and ceiling spotlights.

Family Bathroom/WC

4'11" x 8'10" reducing to 2'11" x 1'11" (1.5 x 2.7 reducing to 0.9 x 0.6)

Beautiful modern family bathroom with tiled wall and floor finishes, ceiling spotlights, low level WC, floating vanity unit sink, tiled surround bath, vertical designer radiator and two uPVC double glazed windows.

Externally:

To the frontage there is off road vehicular parking whilst to the rear the South West facing garden enjoys extensive countryside views and is tiered with modern glass balustrade, stone flagged areas, artificial grass section, small seating area and well stocked borders with plants and shrubs.

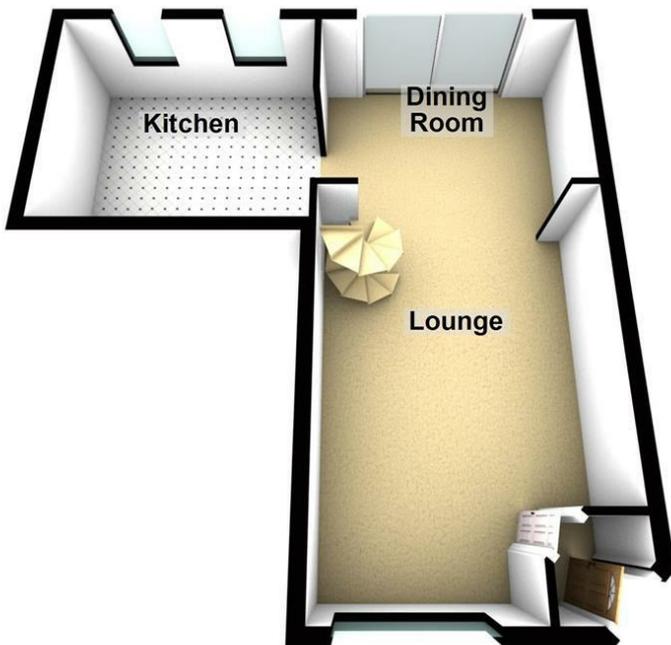


Directions

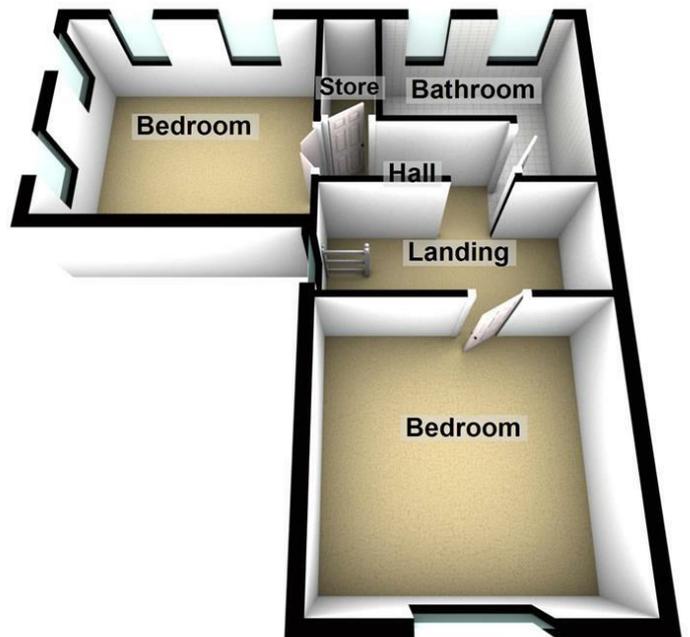


Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(91-91) A
(81-91) B			(89-89) B
(69-81) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(11-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
		82	
		63	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC