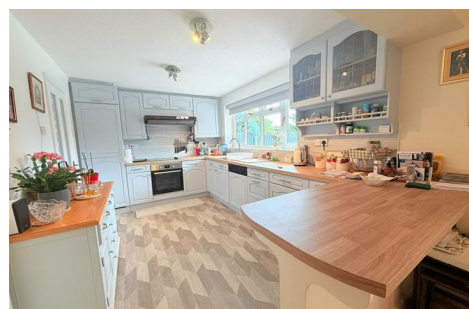


# DAWSONS

Property Professionals since 1925

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

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## Littlefields, Mottram, Hyde, SK14 6TA

Dawsons are pleased to bring to market this four-bedroom, detached property. The property offers a spacious layout with a second sitting room leading to a stunning rear garden. Upstairs offers four good-sized bedrooms with an en-suite from the master bedroom. The property also offers a double garage and a paved driveway for multiple cars. Viewing is highly recommended to appreciate what this home has to offer.

**Asking Price £440,000**



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



# Littlefields, Mottram, Hyde, SK14 6TA

- Four-bedroom detached property
- Second sitting room leading to rear garden
- Parking for multiple cars
- Viewing highly recommended
- Double garage
- Utility room
- Freehold
- Stunning landscaped rear garden
- Downstairs WC and en-suite from master bedroom
- Popular location

## Ground floor

### Entrance hallway

uPVC front door, gas central heating radiator, stairs to first floor, door leading to WC, door leading to reception room.

### Reception Room

17' x 12' (5.18m x 3.66m )

uPVC double glazed bay window, gas central heating radiator, feature fireplace with inset living flame effect fire, double doors leading to Kitchen/ Dining room.

### Kitchen/Dining room

25' x 9' (7.62m x 2.74m )

uPVC double glazed window, wall mounted base units, inset sink with drainer and mixer tap, integrated fridge/freezer, integrated dishwasher, built in oven, built in hob, extractor fan, gas central heating radiator, door leading to utility room, bi fold door leading to sitting room.

### Sitting room

11' x 11' (3.35m x 3.35m )

uPVC double glazed windows, velux windows, uPVC double glazed double doors leading out to rear garden.

### WC

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

Wash hand basin, low level WC, tiled, gas central heating radiator.

### Utility room

5' x 8' (1.52m x 2.44m )

uPVC door leading to rear garden, wall mounted base units, inset sink with mixer tap and draining board, plumbing for automatic washing machine, space for dryer, gas central heating radiator.

### Pantry

Ample under stairs storage space.

## First floor

### Landing

### Bedroom 1

13' x 11' (3.96m x 3.35m)

uPVC double glazed window, gas central heating radiator, fitted wardrobes, fitted bedroom furniture.

### En-suite

8' x 5' (2.44m x 1.52m )

uPVC double glazed window, was hand basin, shower cubicle, low level WC, gas central heating radiator.

### Bedroom 2

15' x 8' (4.57m x 2.44m )

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,

### Bedroom 4

9' x 10' (2.74m x 3.05m )

uPVC double glazed window, gas central heated radiator, fitted wardrobe.

### Bathroom

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

uPVC double glazed window, panelled bath, low level WC, tiled, wash hand basin, heated towel rail, shower over bath, glass shower screen.

### Double garage

17' x 18' (5.18m x 5.49m )

uPVC double glazed window, two garage doors, door leading to rear garden.

### Externally

Driveway for multiple cars, landscaped rear garden.

### 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



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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