

# DAWSONS

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## John Kennedy Gardens, Mottram, Hyde, SK14 6PN

Dawsons are pleased to bring to market this three bedroom, mid town house. The property offers good sized living accommodation and benefits from a gated driveway, garage and gardens front and rear. It is also situated in a convenient location with good access to all amenities and excellent commuter links to Manchester and Sheffield. Viewing is highly recommended. \* No vendor chain \*

**Offers Over £180,000**



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



# John Kennedy Gardens, Mottram, Hyde, SK14 6PN

- Three Good Sized Bedrooms
- Gated Driveway
- Kitchen/Dining Room
- Gardens to front and rear
- Modern shower suite with separate WC
- Excellent commuter links

## GROUND FLOOR

### Hallway

uPVC double glazed window, uPVC door, gas central heating radiator, laminate flooring, storage cupboard, door leading to reception room, stairs leading to first floor.

### Reception room

12' x 18' (3.66m x 5.49m )  
uPVC double glazed window, feature fireplace, laminate flooring, gas central heating radiator, door to kitchen/dining room, uPVC French doors to rear garden,

### Kitchen/Dining room

14' x 10' (4.27m x 3.05m )  
uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer, tiled splashbacks, space for cooker, wall mounted extractor fan, plumbing for automatic washing machine, under stairs storage, space for dining table, door leading to garage.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

13' x 11' (3.96m x 3.35m )  
uPVC double glazed window, gas central heating radiator.

### Bedroom 2

8' x 12' (2.44m x 3.66m )  
uPVC double glazed window, gas central heating radiator, fitted wardrobes.

### Bedroom 3

10' x 8' (3.05m x 2.44m )  
uPVC double glazed window, gas central heating radiator.

### Shower room

6' x 7' (1.83m x 2.13m )  
uPVC double glazed window, enclosed shower cubicle, tiled with shelving, wash hand basin, heated towel rail.

## WC

3' x 6' (0.91m x 1.83m )  
uPVC double glazed window, gas central heating radiator, low level WC.

## Garage

Up and over door to the front.

## Externally

Gated driveway to front leading to garage. Gardens to front and rear.



## Directions

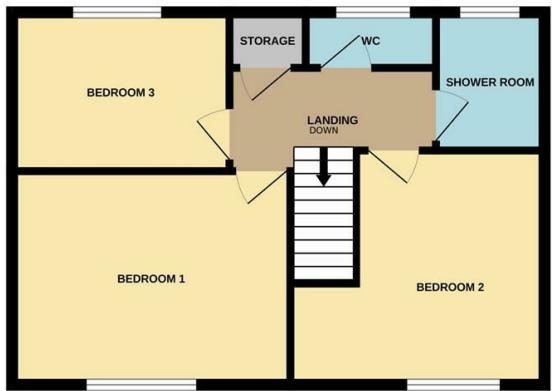


# Floor Plan

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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