



19 Mottram Moor, Hyde, SK14 6LA

Offers Over £120,000

A Wilson Estates are delighted to introduce to the market this delightful stone built two bedroom mid terrace property on Mottram Moor, ideal for first-time buyers seeking a project or investors looking to add value. Bursting with potential, this home offers spacious living and the chance for the right buyer to modernise and really make it your own!

The ground floor features a good sized lounge, kitchen, rear hall, and shower room, whilst the first floor boasts two well proportioned double bedrooms. Externally the property benefits from a yard to the rear which could potentially be utilised as off road parking by the new owners.

Offered with no vendor chain, this property presents the added benefit of a quicker transaction (subject to conveyancing), making it a prime opportunity for the right buyer. Don't miss your chance to create your dream home or add a valuable asset to your portfolio!

The locality provides ease of access to road networks including M67, A57 (snake pass) and M60 motorway links.

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Lounge

13'2" x 12'10" (4.01m x 3.91m)

Window to front elevation. feature fireplace with living flame effect electric fire. Fitted carpet. Double radiator. Ceiling light. Door to:

Kitchen

11'3" x 10'0" (3.43m x 3.05m)

Window to rear elevation. Fitted with a matching range of base and eye level units with worktops over. Stainless steel sink with mixer tap and drainer. Space for cooker. Plumbed for automatic washing machine. Space for fridge freezer. Stairs leading to first floor. Under stairs storage cupboard. Folding door to rear porch.

Rear Porch

Door to rear garden. This space has potential to be plumbed and used as a utility area.

Shower Room

Window to rear elevation. Fitted with three piece suite comprising wc, hand wash basin, and walk in shower enclosure with mains fed shower.

Bedroom 1

13'8" x 12'10" (4.17m x 3.91m)

Window to front elevation. Radiator. Two built in wardrobes.

Bedroom 2

11'0" x 10'0" (3.35m x 3.06m)

Window to rear elevation. Ceiling light. Radiator. Storage cupboard over stairs.

Externally

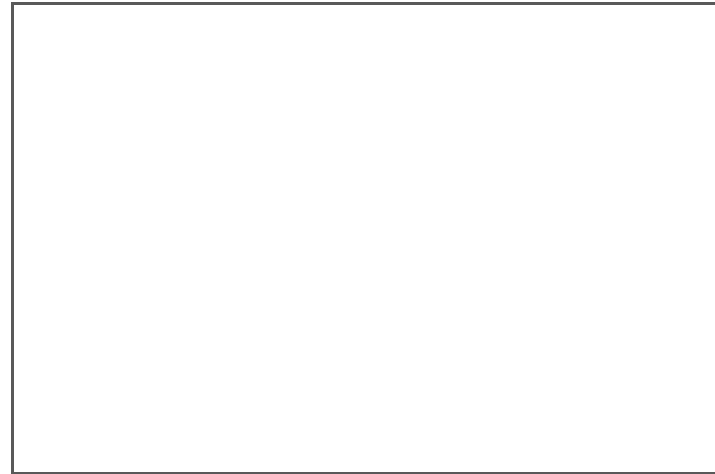
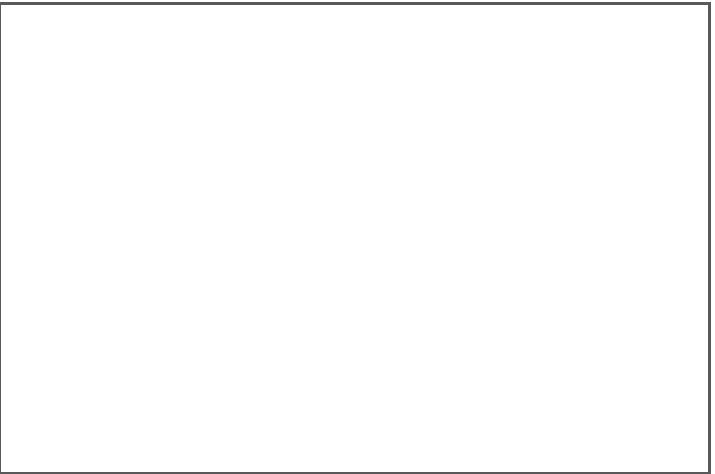
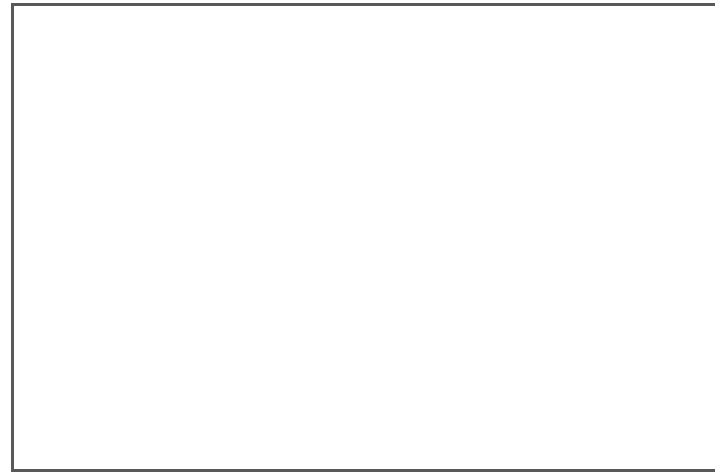
Yard to rear with potential to utilise as off road parking.

Additional Information:

Tenure: Freehold

EPC Rating: D - 65 - 87

Council Tax Band: A





Ground Floor



First Floor



Total area: approx. 65.1 sq. metres (700.9 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 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		
England & Wales		
EU Directive 2002/91/EC		

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