



22 Old Hall Lane, Hyde, SK14 6LT

£485,000

A Wilson Estates are proud to present this spacious and versatile four/five bedroom detached family home, located on Old Hall Lane, Mottram.

Set back from the road and facing the picturesque grounds of Mottram Old Hall, this garden fronted property offers privacy, and excellent potential to extend or reconfigure (subject to relevant planning permissions).

Inside, the home opens with a generous entrance vestibule - ideal for coats and shoes, which leads into a bright dining room, currently used as a home office/additional sitting room. To the right, there is a well proportioned double bedroom complete with its own shower room, perfect for guests or multi generational living. To the left, the main lounge stretches the full depth of the house, featuring double doors that open onto the rear garden. The kitchen, located at the rear, overlooks the garden and offers scope for extension or redesign.

Upstairs, you will find three spacious double bedrooms, a family sized bathroom, and a smaller bedroom ideal as a nursery, dressing room, or office. The loft has been converted into two hobby rooms, accessible via drop down ladders from the landing. With thoughtful planning and a little reconfiguration, this space could accommodate a

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Entrance Vestibule

Window to front. Door to:

Dining Room

10'10" x 9'1" (3.31m x 2.77m)

Window to front elevation. Radiator. Stairs to First Floor. Door to:

Lounge

23'9" x 12'0" (7.24m x 3.65m)

Window to front elevation. Fireplace. Double doors to rear elevation opening onto garden. Two ceiling light fittings. Radiator.

Kitchen

9'7" x 13'10" (2.92m x 4.22m)

Fitted with a matching range of base and eye level units with worktop space over. One and a half bowl composite sink with mixer tap. Window to rear elevation. Plumbed for automatic washing machine. Space for fridge freezer. Freestanding cooker with four ring hob over. Door to side leading out to garden.

Bedroom Four

15'6" x 9'7" (4.72m x 2.92m)

Window to front elevation. Door to meter cupboard. Radiator. Ceiling light.

Shower Room

Window to rear elevation. Fitted with white three piece suite comprising shower cubicle with electric shower, hand wash basin, and low level flush wc. Radiator.

Landing

Door to:

Master Bedroom

13'7" x 12'0" (4.14m x 3.65m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Two

9'8" x 13'9" (2.95m x 4.19m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

9'10" x 12'0" (3.00m x 3.65m)

Window to front elevation. Radiator. Ceiling light.

Office

6'3" x 6'2" (1.91m x 1.88m)

Window to front elevation. Radiator. Ceiling light. Storage cupboard.

Bathroom

10'10" x 7'6" (3.31m x 2.28m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, window to side elevation.

Loft Rooms

Currently utilised as hobby rooms. Accessed via drop down loft ladder.

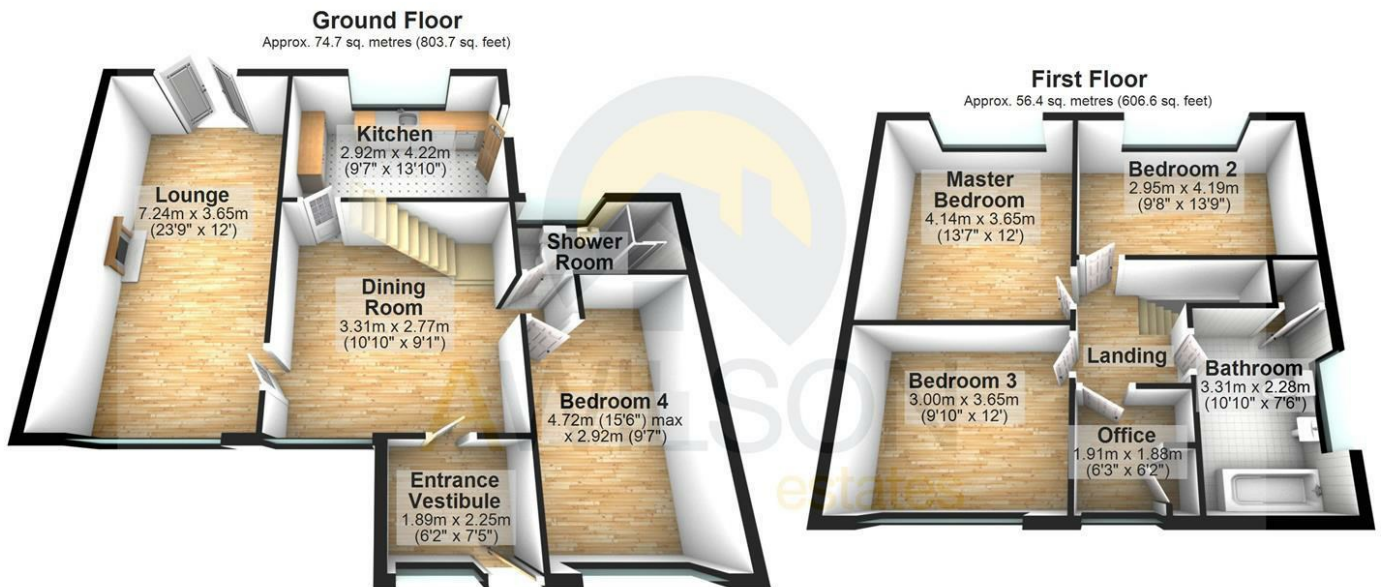
Externally

Garden to front laid to lawn with mature shrubs and planting. Driveway providing parking for two cars. To the rear there is a garden with decking, patio, lawned and planted areas. With well established trees and planted borders this is a garden with a real sense of privacy.

Additional Information

Tenure: Leasehold - 999 Year Lease. £12.00
per annum
EPC Rating: F
Council Tax Band: E





Total area: approx. 131.0 sq. metres (1410.2 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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