



21 Church Brow, Hyde, SK14 6JJ

£695,000

Every now and then, a home comes to the market that feels truly special, and Church Brow is exactly that! If you are familiar with Mottram, the chances are you've admired this one from afar. With its picture perfect exterior, this beautiful home has certainly turned heads over the years.

Lovingly owned by the same family for over 60 years, it's now time for someone new to make their own memories here. From the moment you step inside, you can feel the character and warmth of a home that's been well cared for and treasured.

The entrance vestibule opens into a spacious hallway, setting the tone for what's to come. To the left, the lounge stretches almost 26 feet - a wonderfully grand space with windows at both ends. Across the hall, the dining room offers high ceilings, decorative coving, a fireplace, and a built in French dresser.

At the rear of the home, the kitchen looks out over the garden - a lovely spot to enjoy the view while cooking. A few steps lead up to the garage and workshop space, which is ideal for hobbies or could even be reimagined into further living space. The attached garage features a home office/workshop space above. There's also a useful ground floor shower room, a built in utility cupboard, and access to the garden.

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In Brief Property Comprises:

Entrance Vestibule

Door to:

Hallway

A welcoming space with stairs leading to the first floor. Radiator. Door to:

Lounge

25'11" x 14'11" (7.90m x 4.55m)

An impressive room spanning nearly 26 feet, with dual aspect windows bringing in plenty of natural light. Feature fireplace with inset open fire. 3 Radiators. Beams to ceiling.

Dining Room

14'9" x 14'5" (4.50m x 4.39m)

oak flooring. Window to front elevation. Feature fireplace with electric stove. Built in french dresser. Radiator.

Kitchen

10'11" x 13'4" (3.33m x 4.06m)

Window to rear elevation. Fitted with matching range of base and eye level units with worktops over. Space for fridge freezer. Space for dishwasher. Radiator. Spotlights to ceiling. Steps to door leading to garage.

Shower Room

Fitted with shower cubicle, hand wash basin, wc and bidet. Fully tiled. Extractor fan.

Cloakroom

Providing essential storage for coats and shoes.

Utility Cupboard

2'2" x 5'0" (0.65m x 1.52m)

Plumbed for automatic washing machine

Workshop

Wall mounted boiler. Window to side elevation. Open plan to garage.

Garage

Up and over door. Fitted with power and lighting. Door to rear garden. Stairs to first floor home office/workshop.

Home Office/Workshop

Window to side elevation and front elevation. Ceiling light.

Stairs and Landing

Window to rear elevation with hillside views. Door to all bedrooms and bathroom.

Master Bedroom

15'4" x 13'4" (4.67m x 4.06m)

Window to front elevation. Cast iron fire surround. Walk in wardrobe.

Walk-in Wardrobe

With rails for hanging and storage

Bedroom Two

14'11" x 14'11" (4.54m x 4.55m)

A generous double bedroom with window to front elevation. Cast iron feature fire surround. Radiator. Exposed floorboards.

Bedroom Three

9'10" x 14'10" (3.00m x 4.52m)

Another generous double bedroom with window to the rear with stunning views of the distant hills. With feature fire surround.

Bedroom Four

10'11" x 5'0" (3.33m x 1.52m)

Window to front elevation. Radiator. Ceiling light.

Bathroom

Window to rear elevation. Fitted with four piece suite comprising of bath with spa jets, glass shower screen and shower over, hand wash basin in built in dresser, wc and bidet. Radiator.

Outside and Gardens

Driveway parking to the front in front of garage. Gardens to rear mainly laid to lawn with patio area.

Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F





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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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