



36b Stalybridge Road, Hyde, SK14 6NE

Offers Over £315,000

Situated in the heart of Mottram Village, this deceptively spacious semi detached true bungalow offers flexible living space and plenty of potential. With excellent commuter and transport links close by, it's a home that's perfectly suited to modern family life.

The property occupies a fantastic plot with ample parking to the front for several vehicles plus and EV charge port. To the rear, a generous and private garden provides the perfect setting for entertaining, relaxing, or giving children space to play.

Inside, the welcoming entrance hallway leads into a home that feels open and adaptable. The layout flows beautifully and can be arranged to suit your lifestyle. There's a bright and spacious living room, a stylish kitchen, and a lovely conservatory that opens directly onto the garden and brings the outdoors in.

Three double bedrooms offer real versatility. You may choose to use all three as bedrooms, create a dedicated dining room or home office, or even explore the idea of knocking through from the kitchen into bedroom three to design your dream open-plan kitchen space - the options are endless. There is even potential to extend upwards into the loft should you wish (subject to any necessary planning permissions and building regulations).

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Porch

Window to front, elevation. Window to side elevation. Door to:

Hallway

Radiator. Ceiling light. Loft hatch with drop down ladders providing access to loft space where you will find a partially boarded loft for storage, and a wall mounted Worcester combi boiler. Door to:

Lounge

12'0" x 13'0" (3.66m x 3.95m)

Window to front elevation. Feature inset gas fire. Ceiling light. Radiator.

Kitchen

9'7" x 11'1" (2.91m x 3.37m)

Fitted with a matching range of base and eye level units with worktop space over. Sink with drainer and mixer tap. Tiled splashbacks. Plumbing for dishwasher. Space for fridge/freezer. Built in electric oven. Four ring electric hob. Two windows to rear elevation. Radiator. Door to:

Conservatory

Radiator. Fully glazed windows. Door to rear garden.

Master Bedroom

12'0" x 13'0" (3.66m x 3.96m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

13'0" x 8'6" (3.96m x 2.59m)

Window to rear elevation. Ceiling light. Radiator.

Bedroom Three

13'0" x 10'0" (3.96m x 3.05m)

Window to front elevation. Window to rear elevation. Radiator. Ceiling light,

Bathroom

9'7" x 8'0" (2.91m x 2.43m)

Four piece suite comprising panelled bath, wash hand basin, tiled shower enclosure and low-level WC. Two windows to rear elevation. Please note that walls and floor are ready for tiling. Whether you are looking to fit a new bathroom or looking to simply fit tiles and flooring, this is a great sized family bathroom with plenty of potential.

Outside and Gardens

Front lawn and driveway parking to front providing off road parking for two vehicles. EV charge port to front of house. The land directly in front of the plot is also owned by the property meaning that there is additional space for a further four vehicles. To the rear there is a large private enclosed garden mainly laid to lawn with patio areas. There is a utility cupboard here which currently houses the washing machine.

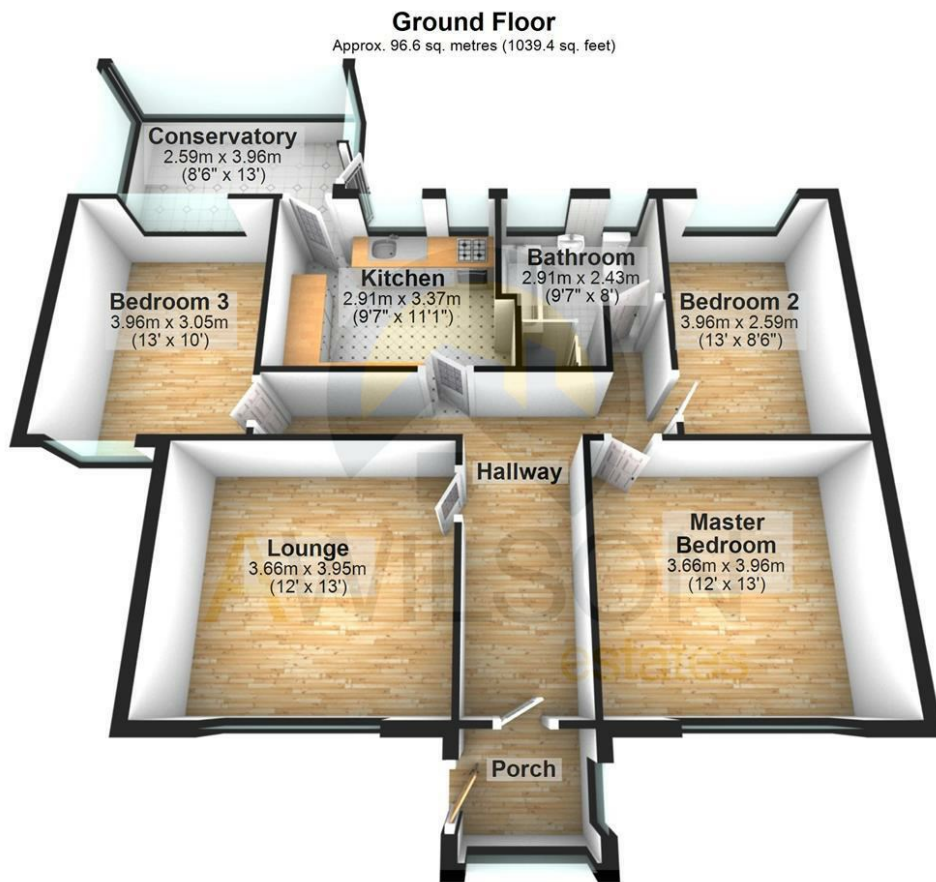
Additional Information

Tenure: Leasehold

EPC Rating: D

Council Tax Band: D





Total area: approx. 96.6 sq. metres (1039.4 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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