



## Hall Close

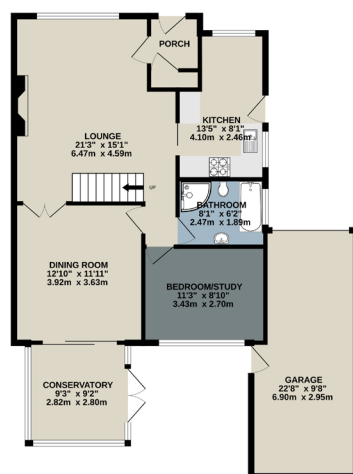
- Mottram, Hyde -

This family home is ready for its new owner to make it their own. Set on a popular estate at the end of a quiet cul de sac, it has living space perfect for entertaining overlooking a private south facing garden.

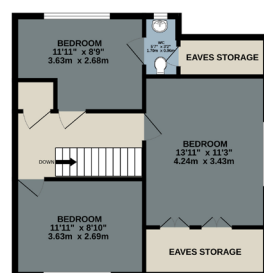
### KEY POINTS

- Quiet cul de sac position
- Four bedrooms
- South westerly facing rear garden
- Garage and off road parking
- Sociable lounge/dining and conservatory
- Close to excellent transport links
- Open countryside on your doorstep

GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
537 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1509 sq.ft. (140.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The customer, agent and advertiser accept no liability for errors, omissions and no guarantee as to their accuracy or efficiency can be given.  
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**0161 871 7071**  
[team@jardineestates.co.uk](mailto:team@jardineestates.co.uk)



This family home is ready for its new owner to make it their own. Set on a popular estate at the end of a quiet cul de sac, it has living space perfect for entertaining overlooking a private south facing garden.

Through the front door is a handy vestibule area, this flows through to the stunning living room. This really has the wow factor with large picture window overlooking the front garden, there is a wonderful feel to this space, surrounded by nature with all the comforts of being inside with your cosy multi fuel log burner.

The kitchen is a welcoming space and has room for a breakfast table for busy mornings. There are units on three sides and ample worktop space make Sunday dinners a breeze while enjoying views over the stunning front garden.

A formal dining room is situated opposite the kitchen at the back of the property in the perfect location for family dinners with double doors opening into the conservatory. A lovely spot for serving pre dinner drinks overlooking the rear garden.

The previous owners were keen gardeners and have crafted a beautiful space to relax in with a lawn, surrounded by mature shrubs and raised beds to grow your own fruit and vegetables.

Next door is the first bedroom, a beautiful space to unwind and relax. Currently used as an office space there is space for storage, bedside tables and a king-sized bed. The family bathroom is immaculate but might be a room you would like to update over time. With a large bath and a separate shower cubicle for busy mornings.

Heading upstairs now you will find three bedrooms, a storage cupboard for all of your bedlinen and towels, plus an en suite toilet.

The first double bedroom is located at the back of the property and enjoys views over the pretty rear garden. The second bedroom has space for a single bed with fitted storage, this room also benefits from an ensuite WC. The principal bedroom sits at the end of the landing and again has lots of fitted storage and space for a king-sized bed.

There's lots of storage in the eaves and a further storage room on the landing which also houses the boiler and has space for all of your bedding and towels.

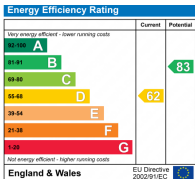
Outside the garden at the front of the property is well cared for and has a driveway with a car port and access to the garage. The driveway has access through the kitchen door which is at the side of the property and leads straight into the kitchen so bringing in the weekly shop is a breeze.

Out and About

Situated along the picturesque Old Road in Mottram, this property offers a perfect blend of rural tranquillity and urban convenience. Embrace an active lifestyle with direct access to scenic walks, cycling trails, and horse-riding routes right from your doorstep. The surrounding countryside provides breathtaking views and a serene backdrop for outdoor adventures. Despite its idyllic setting, the property boasts excellent links for travel for business and pleasure. Major motorway links are easily accessible, ensuring seamless commutes and travel. For those relying on public transport, nearby rail links provide efficient connections to surrounding areas. Additionally, Manchester Airport is just a 30-minute drive away, making international travel effortlessly convenient. This location promises the best of both worlds—stunning natural beauty and easy access to essential amenities and transport links. We would love to welcome you to Hall Close please call us on 0161 871 7071 to arrange a personal viewing.


TECHNICAL DETAILS

- Freehold
- Council Tax Band D
- Double Glazed
- Boiler Type – Gas Combination
- Off road parking
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step



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