

# W.C. DAWSON & SON LIMITED

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## Balmoral, Old Road, Mottram, Hyde, SK14 6LG

Situated in one of the areas most well regarded locations this well proportioned, two bedroomed, detached true bungalow has recently undergone significant up-grading works including a renewed roof covering, up-grading to the electrical system, a new combination condensing boiler and new floor coverings throughout. Only an internal inspection will fully reveal the quality of accommodation on offer.

A particular feature of the property is the external space with large front garden laid mainly to lawn, long driveway leading to an attached brick built garage. The rear garden plot is also a good size with patio and lawned sections and mature border plants and shrubs.

**Price £365,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Balmoral, Old Road, Mottram, Hyde, SK14 6LG

- Detached True Bungalow
- Stunning Garden Plot
- Substantial Driveway and Attached Brick Built Garage
- Internal Inspection Highly Recommended
- Recently Undergone Significant Up-grading Works
- Further Scope to Extend (STP)
- Good Commuter Links
- Highly Regarded Residential Location
- No Forward Vendor Chain
- Several Countryside Walks Within Easy Reach

## Contd.....

The property is ideally placed for those looking for good connectivity to all amenities as well as being within short distance from numerous countryside/moorlands walls.

Affording the opportunity to extend the living accommodation it is considered that the property is suitable for a wide range of prospective purchasers and we would strongly recommend interested parties view the property at their earliest convenience.

## The Accommodation Briefly:

The Accommodation Briefly Comprises:

Entrance Hallway, spacious Living Room with feature fireplace, Kitchen with integrated appliances, 2 well proportioned Bedrooms, Shower Room/WC with modern white suite, Rear Hallway

## Accommodation in Detail:

### Entrance Hall

uPVC double glazed front door, central heating radiator

### Living Room

16'2 x 12'3 (4.93m x 3.73m)  
3 uPVC double glazed windows, uPVC double glazed rear door, feature fireplace

### Kitchen

8'1 x 7'7 plus box bay 6'0 x 2'0 (2.46m x 2.31m plus box bay 1.83m x 0.61m)  
Single drainer stainless steel sink unit, range of wall and floor mounted units, built-in stainless steel oven, four ring gas hob plus filter unit over, plumbed for automatic washing machine, part tiled, uPVC double glazed box bay.

### Bedroom 1

13'11 x 9'9 (4.24m x 2.97m)  
uPVC double glazed window, central heating radiator

### Bedroom 2

9'11 x 8'8 (3.02m x 2.64m)  
uPVC double glazed window, central heating radiator

### Shower Room/WC

6'7 x 5'4 (2.01m x 1.63m)  
Modern white suite having shower cubicle, pedestal wash hand basin, low level WC, part tiled, part PVC boarded, uPVC double glazed window, heated chrome towel rail/radiator

### Rear Hallway

uPVC double glazed window and rear door, central heating radiator

### Externally

There are extensive gardens to both front and rear with a variety of mature border plants and shrubs.

There is a long driveway providing off road parking for several vehicles leading to an attached brick built garage (16'7 x 8'2)



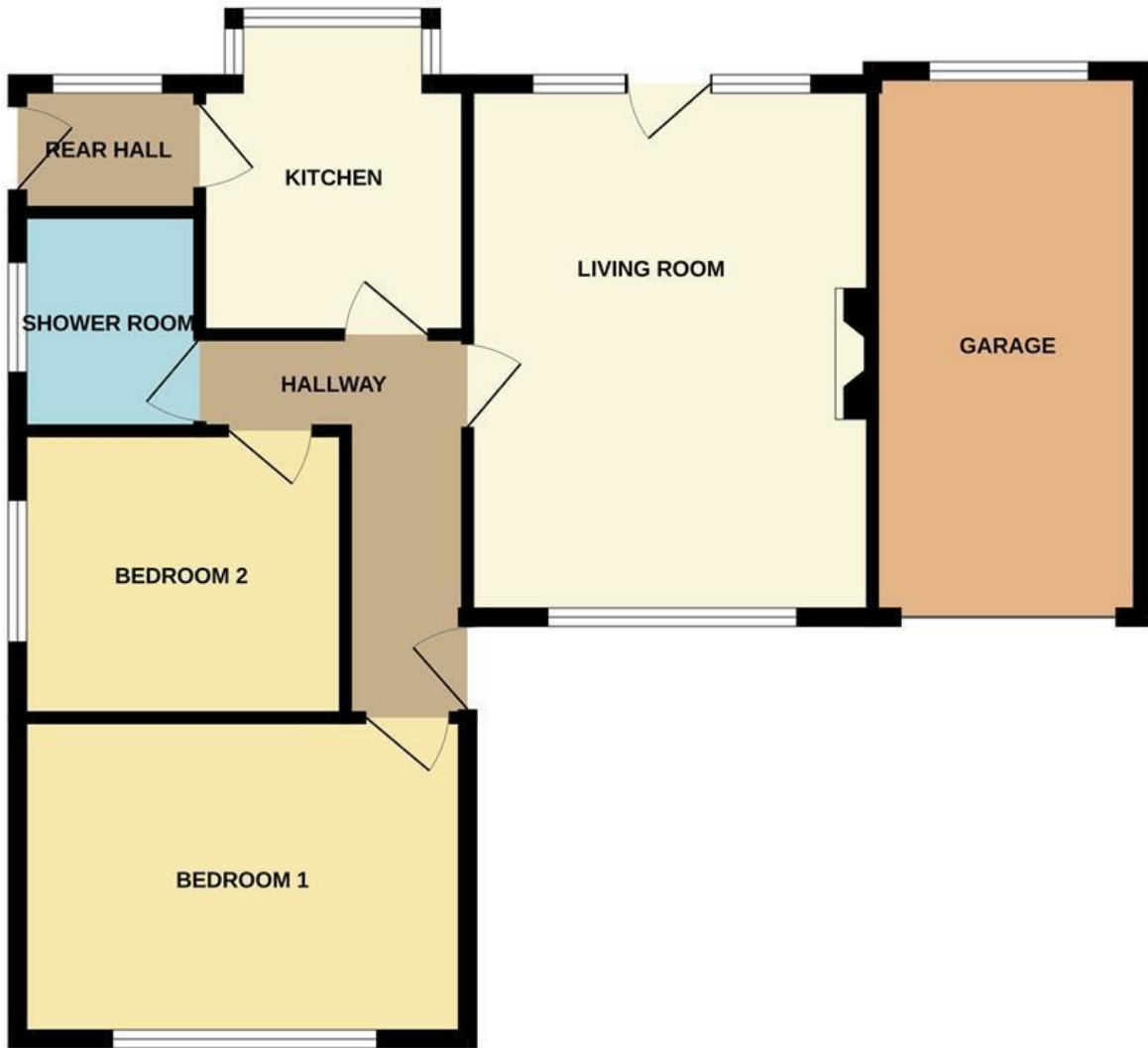
## Directions





# Floor Plan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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