

# DAWSONS

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

Dawsons are pleased to offer for sale this stylishly presented, well proportioned, traditional stone cottage which comes onto the market in first class decorative order and is packed with charm and character. The property is well placed within easy reach of all local amenities. There are excellent commuter links as well as easy access to numerous countryside walks. \*\* Viewing highly recommended \*\*.

**Price £197,000**



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



# Old Road, Mottram, Hyde, SK14 6LG

- Character 2 Bedroom Stone Cottage
- Utility
- Delightful Communal Rear Garden area
- uPVC Double Glazing/Gas Fired Central Heating
- Excellent Condition Throughout
- Property Owned Solar PV Panels
- Modern White Bathroom Suite
- Modern Fully Fitted Kitchen with Integrated Appliances
- Flagged Rear Patio
- Internal Inspection Highly Recommended

## Contd.....

The Accommodation briefly comprises: 15'0 x 10'3 (4.57m x 3.12m)

Entrance Vestibule, Lounge with feature fireplace, Dining Kitchen with integrated appliances, rear Utility Room

To the first floor there are 2 well proportioned Bedrooms, Bathroom/WC with modern white suite

Externally to the rear there is a flagged patio area with further communal lawned gardens.

## The Accommodation in Detail:

### Entrance Vestibule

Composite style security door.

### Lounge

13'6 x 11'1 (4.11m x 3.38m)

Feature fireplace with living flame coal effect gas fire, uPVC double glazed window, central heating radiator.

### Dining Kitchen

Belfast style sink unit, range of wall and floor mounted units which have solid wooden work surfaces, built-in stainless steel oven, four ring ceramic hob, instant hot water tap, recessed spotlights, uPVC double glazed window, central heating radiator.

### Utility Room

5'9 x 4'8 (1.75m x 1.42m)

Belfast style sink unit with base storage unit, plumbed for automatic washing machine, uPVC double glazed window, PVC panelled rear door.

### First Floor:

#### Landing

Loft access with pull down ladder.

#### Bedroom (1)

13'7 x 11'0 (4.14m x 3.35m)

uPVC double glazed window, central heating radiator.

#### Bedroom (2)

15'2 x 6'5 (4.62m x 1.96m)

uPVC double glazed window, central heating radiator.

#### Bathroom/WC

Modern white suite having panel bath with mixer shower tap attachment, pedestal wash hand basin, low level WC, fully tiled, heated chrome towel rail/radiator, bulk-head storage cupboard, uPVC double glazed window.

#### Externally:

Flagged patio, further good sized, lawned, communal garden area with mature border plants and shrubs

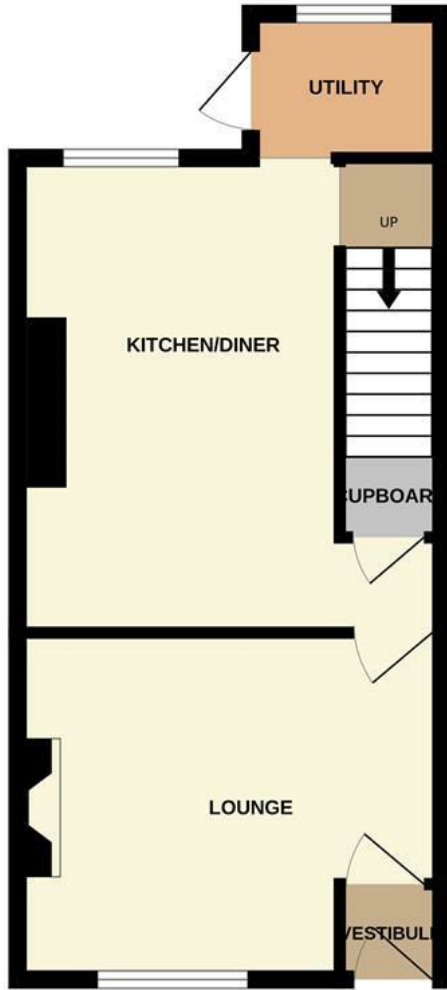


## Directions

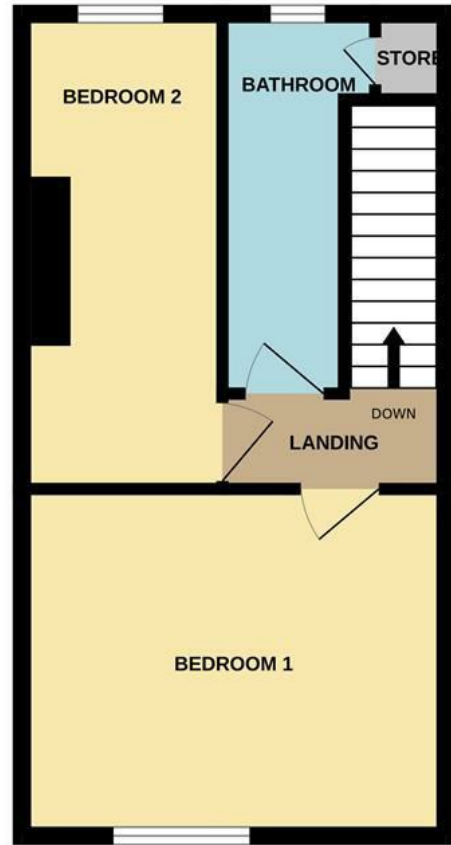


# Floor Plan

GROUND FLOOR



1ST 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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