

# DAWSONS

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## Lodge Court, Mottram, Hyde, SK14 6LY

Well positioned within a well regarded cul-de-sac location, this substantial four-bedroom detached property occupies a good size garden plot and offers excellent potential for those looking to upgrade and stamp their own taste and specification upon a property. As well as family-sized accommodation, the property has ample off-road parking as well as a substantial garage/workshop.

**Offers Over £350,000**



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



# Lodge Court, Mottram, Hyde, SK14 6LY

- Well Proportioned Four-Bedroom Detached Property
- In Need Of General Updating Throughout
- Off-Road Parking For Numerous Vehicles
- uPVC Double-Glazed Front Porch
- Two Reception Rooms Plus Good Size Breakfast Kitchen
- Offers Tremendous Potential
- Large Garage/Workshop With Electronically Operated Up And Over Door
- Family Bathroom Plus Separate Shower Room
- Well Regarded Cul-de-Sac Location
- Fitted Wardrobes And Ample Storage

## The Accommodation Briefly Comprises:

Entrance porch, entrance hallway, cloaks/WC, lounge with inset living flame coal effect gas fire, dining room with double-glazed patio doors onto the rear garden, breakfast kitchen with integrated appliances. To the first floor there are four well proportioned bedrooms each having fitted wardrobes and/or built-in storage cupboards, family bathroom/WC, separate shower room.

Externally, the property has a wide frontage with two driveways providing ample off-road parking. The front garden is laid to lawn. To the right-hand side of the property there is an attached large garage with workshop. To the rear there are patio areas and a lawned garden steps down to a small brook with a small further garden area beyond.

The property is located in a popular cul-de-sac which has good access to all amenities with local junior and high schools within easy reach.

## The Accommodation In Detail Comprises:

### GROUND FLOOR

#### Entrance Porch

uPVC double-glazed windows and door.

#### Entrance Hallway

Central heating radiator.

#### Cloaks/WC

Low-level WC, wash hand basin, part-tiled, double-glazed window plus secondary double-glazed unit.

#### Lounge

18'6 x 11'3 (5.64m x 3.43m)

Timber double-glazed bow window, inset living flame coal effect gas fire, two central heating radiators.

#### Dining Room

12'4 x 9'10 (3.76m x 3.00m)

Double-glazed patio doors, central heating radiator.

#### Breakfast Kitchen

15'2 x 9'10 (4.62m x 3.00m)

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, fully tiled, double-glazed window, central heating radiator.

### FIRST FLOOR

#### Landing

Double-glazed window plus further secondary double-glazed unit, access to boarded loft with light via pull down ladder.

#### Bedroom 1

12'4 x 11'4 plus door recess (3.76m x 3.45m plus door recess)

Fitted wardrobes, double-glazed window, central heating radiator.

#### Bedroom 2

12'3 x 11'9 (3.73m x 3.58m)

Fitted wardrobes, double-glazed window, central heating radiator.

#### Bedroom 3

11'3 x 8'1 maximum (3.43m x 2.46m maximum)

Built-in storage cupboard, double-glazed window, central heating radiator.

#### Bedroom 4

11'3 x 6'11 maximum (3.43m x 2.11m maximum)

Including bulkhead airing cupboard plus further fitted wardrobe, double-glazed window, central heating radiator.

#### Bathroom/WC

8'9 x 7'0 (2.67m x 2.13m)

Coloured suite having panelled bath, pedestal wash hand basin, low-level WC, fully tiled, double-glazed window, central heating radiator.

#### Shower Room

6'2 x 2'5 (1.88m x 0.74m)

Shower cubicle, wash hand basin, fully tiled, double-glazed window.

### EXTERNAL

The front garden is laid to lawn. There are two driveways which provide off-road parking for numerous vehicles.

There is an attached brick-built double garage/workshop which is 18'3 x 15'3 with electronically operated up and over door, power and lighting, rear personnel door.

The rear garden has two flagged patio areas and further lawned garden with steps down to a brook and further garden area to the rear.

### TENURE

Solicitors to confirm.

### COUNCIL TAX

Council Tax Band "E".

### VIEWINGS

Strictly by appointment with the Agents.



## Directions





Floor Plan



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