# DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292 Website: www.wcdawson.com Email: reception@wcdawson.com









## Mottram Moor, Mottram, Hyde, SK14 6LA

This two bedroom, natural stone, end terraced property is offered for sale with No Forward Vendor Chain and benefits from a rear, flagged, courtyard garden and driveway. A new central heating boiler has recently been installed (August 2025) and the property has majority uPVC double glazing.

The property allows for prospective purchasers to put their own taste and specification upon it and is located in an area with good access to local amenities and good motorway connections. Several countryside walks are to be found within close proximity.

Offers Over £160,000



CHARTERED SURVEYORS, ESTATE AGENTS & PROPERTY MANAGEMENT SPECIALISTS



# Mottram Moor, Mottram, Hyde, SK14 6LA

- Traditional 2 Bedroom Stone End Terrace
- Ideal For First Time Buyer/Buy To Let Investor
- Recently Installed Worcester Combination Condensing
- Dining Kitchen with Integrated Appliances
- Mottram Village Location
- No Onward Chain
- Excellent Potential

- Rear Courtvard Garden and Driveway
- 4 Piece Bathroom Suite
- Solid Fuel Stove to Lounge

### Contd.....

The property briefly comprises:

Lounge with feature fireplace and solid machine, part tiled, tiled floor, one fuel burning stove, Dining Kitchen

To the first floor there are 2 Bedrooms heating radiator (each with storage cupboards), Bathroom/WC having white four piece suite.

Externally there is a rear flagged courtyard and driveway.

#### The Accommodation in Detail:

#### Lounge

12'1 x 12'0 (3.68m x 3.66m) Feature fireplace with solid fuel burning stove, laminate flooring, uPVC Bedroom (2) double glazed window, PVC front door, 10'8 reducing to 4'5 x 6'11 reducing to central heating radiator

### **Dining Kitchen**

12'2 x 10'8 (3.71m x 3.25m)

One and a half bowl sink unit, range of wall and floor mounted units, built-in

stainless steel oven, five ring gas hob with stainless steel chimney hood over, White suite having panel bath with plumbed for automatic washing uPVC double glazed window, one timber double glazed window, central towel rail/radiator, fully tiled, tiled

#### First Floor:

#### Landing

Loft access., laminate flooring, central heating radiator

#### Bedroom (1)

12'1 x 9'11 (3.68m x 3.02m)

Laminate flooring, bulkhead storage cupboard, uPVC double glazed window, central heating radiator

4'4 (3.25m reducing to 1.35m x 2.11m reducing to 1.32m) Laminate flooring, bulkhead storage cupboard, recessed spotlights, uPVC double glazed window, central heating radiator

#### Bathroom/WC

mixer shower tap attachment, half pedestal wash hand basin, low level WC, shower cubicle, heated chrome floor, recessed spotlights, double glazed window

#### **Externally:**

To the rear of the property there is a flagged garden area with driveway beyond.



#### **Directions**









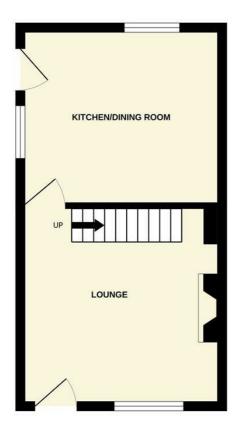


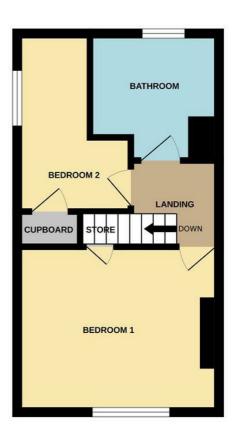






GROUND FLOOR 268 sq.ft. (24.9 sq.m.) approx. 1ST FLOOR 267 sq.ft. (24.8 sq.m.) approx.





TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.

Whits 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 daken for any encr, omission or mis-statement. This plan is for flustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Meropic K (2025)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

