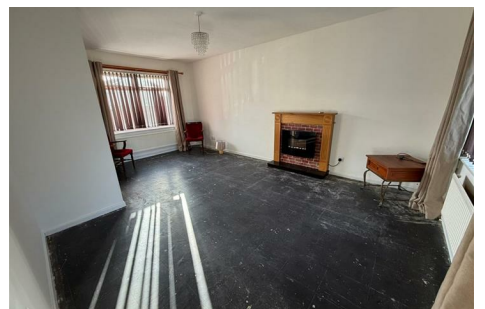
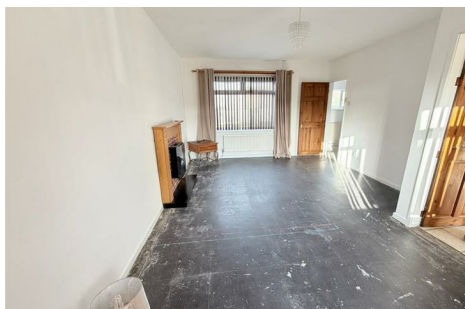


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Arundale Close, Mottram, Hyde, SK14 6PG

Dawsons are pleased to offer for sale this spacious three bedroom end terraced. The property offers spacious living accommodation, is in need of some cosmetic updating and would be ideal for a growing family. * No vendor chain *

In brief the property comprises of entrance hall, reception room and kitchen/diner to the ground floor. Three bedrooms and family bathroom to the first floor. Low maintenance garden to the front. Good sized paved garden to the rear with double gates providing off road parking.

Offers Over £180,000

Arundale Close, Mottram, Hyde, SK14 6PG

- End Terraced Property
- Three Bedrooms
- Spacious Accommodation
- Gardens Front & Rear
- Driveway to Rear
- Viewing Recommended

GROUND FLOOR

Entrance Hall

11'4 x 9 (3.45m x 2.74m)

uPVC double glazed window and door to front, central heating radiator, door to:

Reception Room

12'4 x 18'7 (3.76m x 5.66m)

uPVC double glazed window to front, fireplace, central heating radiator, door to:

Kitchen/Diner

14'2 x 12'7 (4.32m x 3.84m)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, Range cooker, extractor hood over, fridge/freezer and washing machine, door storage cupboard, tiled walls, tiled floor, double doors to rear garden.

FIRST FLOOR

Landing

Bedroom (1)

12'7 x 10'7 (3.84m x 3.23m)

uPVC double glazed window to front, central heating radiator.

Bedroom (2)

9'6 x 7'8 (2.90m x 2.34m)

uPVC double glazed window to rear, central heating radiator.

Bedroom (3)

11'7 x 11'4 (3.53m x 3.45m)

uPVC double glazed window to front, central heating radiator.

Bathroom

11'5 x 6'6 (3.48m x 1.98m)

uPVC double glazed window to rear, fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled walls, chrome towel radiator.

Externally

Low maintenance garden to the front.

Good sized paved garden to the rear with double gates providing off road parking.



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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	