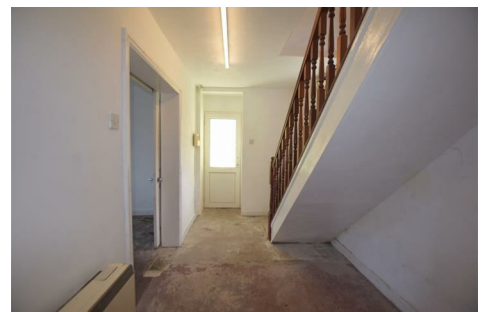


W.C. DAWSON & SON LIMITED

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Roe Cross Road, Mottram, SK14 6SD

This individual stone-built extended detached property occupies a large garden to the side and rear, with parking space to the front and is situated in a highly regarded residential location. In need of general updating, the property offers enormous potential for those seeking to impart their own taste and specification upon a property.

Offers Over £330,000



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



Roe Cross Road, Mottram, SK14 6SD

- Period Stone-built extended detached property
- Popular residential location
- Offers excellent potential
- Council Tax Band: D
- 3 well-proportioned bedrooms
- Immediate access to countryside walks
- Good sized garden plot
- 2 reception rooms plus good-sized breakfast kitchen
- In need of general updating
- Freehold

The accommodation briefly comprises:

Entrance porch, lounge, sunroom, large breakfast kitchen, inner hallway, cloaks/WC.

To the first floor there are two good-sized double bedrooms plus a single bedroom, shower room/WC.

Externally there are good-sized gardens which abut open open countryside/woodland.

The property is well placed for commuters and all amenities are to be found within reasonable travelling distance.

The accommodation in details comprises:

GROUND FLOOR

Entrance Porch

uPVC double-glazed door and windows.

Lounge

12'11 x 12'9 (3.94m x 3.89m)

Stone fireplace with gas fire, uPVC double-glazed window with secondary double-glazed unit.

Inner Hallway

uPVC double-glazed window, electric storage heater.

Sun Room

14'9 x 8'11 (4.50m x 2.72m)

Electric storage heater, two uPVC double-glazed windows plus uPVC double-glazed patio doors.

Cloak/WC

Low-level WC, wash hand basin, uPVC double-glazed window.

Dining Kitchen

20'8 x 10'1 (6.30m x 3.07m)

Double drainer stainless steel sink unit with a range of wall and floor mounted units, electric storage heater, plumbing for an automatic washing machine, two uPVC double-glazed windows.

FIRST FLOOR

Landing

Bedroom 1

13'6 x 13'1 (4.11m x 3.99m)

uPVC double-glazed window with secondary double-glazed unit, loft access.

Bedroom 2

13'4 x 10'5 (4.06m x 3.18m)

uPVC double-glazed window plus secondary double-glazed unit, loft access.

Bedroom 3

8'1 reducing to 6'5 x 7'4 including bulkhead (2.46m reducing to 1.96m x 2.24m

including bulkhead)

uPVC double-glazed window.

Shower Room/WC

Shower cubicle, low-level WC, pedestal wash hand basin, wall-mounted gas heater, uPVC double-glazed window, part titled, hot-water cylinder cupboard.

EXTERNALLY

Forecourt garden with potential for off-road parking. To the side and rear of the property there are good-sized lawn gardens which abut open countryside.

TENURE

The Tenure is Freehold.

COUNCIL TAX

Council Tax Band "D".

VIEWINGS

Viewings are strictly by appointment with the Agents.



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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