











# 37 OLD ROAD MOTTRAM HYDE SK14 6LW

\*\* SEE OUR VIDEO TOUR \*\* A stunning bay fronted Edwardian home, set back from the road in an elevated position and standing in large private gardens. This immaculately presented property is guaranteed to impress with many original features and more modern additions. Briefly the living space includes a welcoming entrance hall, a 17 ft through lounge, a front sitting room with large bay window and currently used as a study, a second 21ft sitting room/dining room, downstairs we and then the hub of the house is a magnificent breakfast kitchen with integrated appliance, polished quartz tops, skylights and French windows. Upstairs there are four bedrooms, the two largest with front bay windows and a luxury period style bathroom with a freestanding slipper bath and walk-in shower. Attached garage with electric roll over door and utility room. Outside, this property and next door are approached by a sweeping driveway with ample parking space and the rear garden includes a useful garden room/home office. Energy Rating D

#### **GROUND FLOOR**

#### **Entrance Hall**

Original front door with stained glass Stairs leading to the first floor Doors leading off to:

### Lounge

17'10 (plus bay) x 13'6
Through room
Front bay with window seating
Period fireplace
French windows out to the rear garden

## Sitting Room/Study

14'0 x 13'0 (max meas plus bay) Large front bay with window seating Period fireplace

#### Sitting/Dining Room

21'10 x 11'4 (plus bay)
Dual functioning room
Gas stove
French doors leading out to the rear garden
Opening through to the kitchen

### **Downstairs Wc**

Low level wc and combined wash hand basin

### Breakfast/Kitchen

18'6 x 13'0 plus 6'9 x 6'5
Stylish & Functional
Integrated appliances
Central Island and breakfast bar
Skylights & French Windows

# **Utility Room**

14'7 x 5'7
Fitted units & sink
Space for American style fridge
Internal door to the garage

# **FIRST FLOOR**

# Landing

21'10 x 7'10 (max) 6'11 (min) Spindled balustrade Dual aspect Fixed ladder access to the attic space Doors leading off to:

### **Master Bedroom**

13'6 x 12'6 (max meas plus bay) Large front bay with window seating

#### **Bedroom Two**

14'0 x 13'2 (plus bay) Front bay window

# **Bedroom Three**

11'5 (to robes) x 9'0 Rear window Fitted wardrobes

### **Bedroom Four**

8'2 x 8'4 9max) 7'3 (min) Rear window

## Bathroom

Period style suite Freestanding slipper bath with ball and claw feet Twin wash hand basins Walk-in shower

#### **OUTSIDE**

## **Attached Garage**

15'3 x 13'2 Electric remote controlled roll over door Mezzanine storage

#### **Garden Room/Home Office**

Power and light Decked frontage

# Gardens

Patio area and raised lawn Two garden sheds

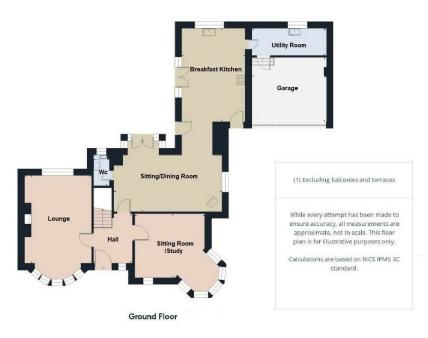
# **Agents Notes - HMRC Directive**

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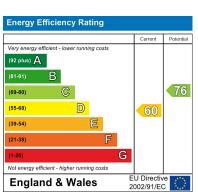






Floor 1







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