



jordanfishwick

37 OLD ROAD MOTTRAM HYDE SK14 6LW

£745,000

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**** 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 wc 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

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

