









# Jordan fishwick

# 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, 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 bav) 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

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

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

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

Patio area and raised lawn

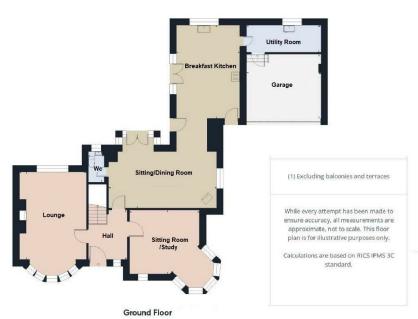
Two garden sheds

#### Agents Notes - HMRC Directive

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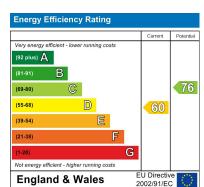




Floor 1









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