home estate agents

There's no agent like home

Hill End Lane, Mottram, Hyde, SK14 6JR

Offers over £343,000

Home Estate Agents are pleased to offer for sale this three bedroom detached property located on a corner plot with excellent sized gardens to three sides, double driveway and provides immaculate and ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned, improved and spacious property offers fantastic versatility and has been well cared for by the present owners and represents a superb family home with accommodation that briefly comprises: Entrance hallway, cloakroom, lounge opening to the dining room which in turn opens to the rear garden patio area, good sized fitted kitchen. Whilst to the first floor there are three bedrooms and a family bathroom/WC. To the outside as previously mentioned the property lies in extensive gardens to three sides with two double driveway and garage providing potential parking for four vehicles. The property further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Fantastic Family Home - View Today!

GROUND FLOOR

Hallway
Composite double glazed front door and window to the side, stairs to the first floor with under stairs storage, decorative flooring, ceiling cornices, radiator.

Cloakroom
Low level WC, wash hand basin, part tiled walls and radiator.

Open Plan Living Room & Dining Room
14'3" x 17'3" (4.35m x 5.25m)
Lovely bright and airy room with large Upvc double glazed window and patio doors flooding the room with light and overlooking the extensive rear and side garden, feature fire surround with fire inset, oak doors to the kitchen and hallway, TV aerial point, radiator.

Kitchen
6'7" x 10'2" (2.00m x 3.11m)
Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and worktops over, space for cooker with extractor hood above, Upvc double glazed window to the rear, tiled floor, space for fridge/freezer, Composite double glazed stable door to the rear, garden, ceiling cornices, radiator.

FIRST FLOOR

Landing
Upvc double glazed window to side, recess storage cupboard.

Bedroom 1
12'9" x 10'1" (3.88m x 3.07m)
Upvc double glazed window to front, fitted recess wardrobes, ceiling cornices, radiator.

Bedroom 2
12'10" x 10'1" (3.90m x 3.07m)
Upvc double glazed window to rear, fitted recess wardrobe with sliding door and radiator.

Bedroom 3
9'7" x 7'0" (2.92m x 2.14m)
Upvc double glazed window to rear, laminate wooden floor and radiator.

Bathroom
Contemporary fitted bathroom suite with panelled bath with mixer shower over and shower screen, vanity wash hand basin, low level WC, tiled walls, heated towel rail.

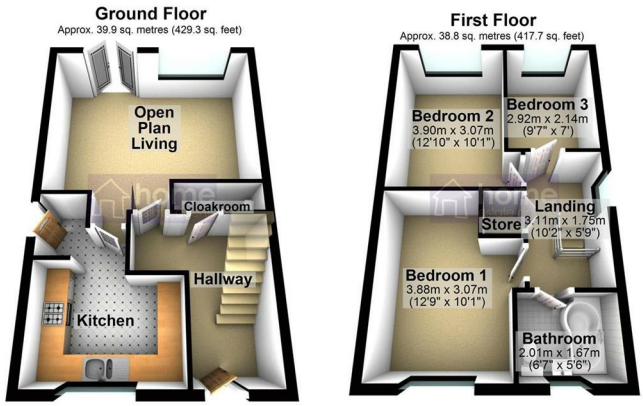
OUTSIDE

Gardens & Driveways
To the outside the property lies in extensive gardens to three sides with double driveway., lanwed garden areas, mature bushes and shrubs, large paved patio area and walkways, maature trees, double wrough iron gate with access to side driveway, driveway to front leading to the garage.

Garage
15'9 x 8'6 (4.80m x 2.59m)
Up and over door power and light.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 78.7 sq. metres (847.0 sq. feet)

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