



Mottram Moor  
Hyde, SK14 8LZ

Offers over £235,000



There's no agent like home

Introducing an immaculately renovated mid-terrace property boasting two spacious double bedrooms, meticulously refurbished by its current owners. Upon entering, you'll be greeted by a warm and inviting atmosphere, with thoughtfully designed living spaces that effortlessly combine style and functionality. The bedrooms are spacious, providing a comfortable retreat for relaxation. The renovation work reflects a contemporary aesthetic while maintaining the property's inherent charm. One of the highlights of this property is its spacious rear garden, a true oasis of relaxation and features breathtaking views of the open countryside. Boasting three paved patio areas, it provides ample space for outdoor entertaining or unwinding amidst the serene surroundings. The well-manicured lawn area offers a picturesque backdrop, perfect for hosting gatherings or simply enjoying the outdoors. For those who appreciate leisure and entertainment, a charming bar adds a touch of luxury to the outdoor space. Additionally, you'll discover a delightful summer house, thoughtfully designed for relaxation and entertainment. Its open-plan living room and kitchen layout create a seamless flow, perfect for hosting gatherings or simply unwinding after a long day. The inclusion of a convenient WC adds practicality to the space, ensuring comfort and ease for residents and guests alike.

In brief the accommodation comprises of: Lounge and kitchen to the ground floor. Two double bedrooms and shower room to the first floor. Generously sized garden to the rear complete with bar and summer house.



## GROUND FLOOR

### Lounge 12'0" x 13'0" (3.65m x 3.96m)

Door to front, double glazed window to front, feature inglenook fireplace with log burner, radiator, door leading to:

### Kitchen 12'5" x 13'0" (3.79m x 3.96m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, integrated washing machine, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs to first floor, door to storage cupboard, door leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 9'3" x 10'1" (2.82m x 3.08m)

Double glazed window to rear, radiator, double glazed French doors opening out.

### Bedroom 2 10'0" x 10'10" (3.04m x 3.29m)

Double glazed window to front, radiator.

### Shower Room 5'7" x 7'0" (1.70m x 2.13m)

Three piece suite comprising tiled shower enclosure, vanity wash hand basin and low-level WC part tiled walls, radiator.

## OUTSIDE

## SUMMER HOUSE

### Open Plan Living 21'4" x 10'8" (6.50m x 3.25m)

Open plan living area, kitchen fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for fridge/freezer, built-in oven, built-in hob, double glazed window to rear, two double glazed windows to side, door to side and door to rear.

## WC

Two piece suite comprising low level WC and wash hand basin. Double glazed window.

## 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.

[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)



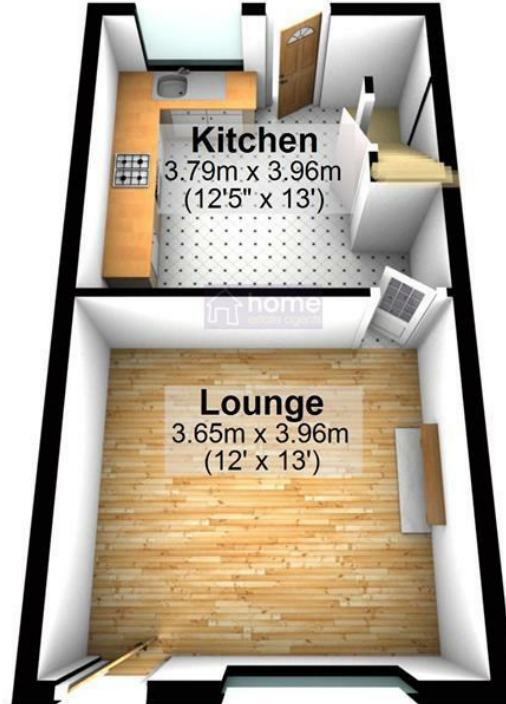


NOBODY GETS OUT SOBER

**Summer House**  
Approx. 21.1 sq. metres (227.5 sq. feet)




**Ground Floor**  
Approx. 29.9 sq. metres (321.7 sq. feet)



**First Floor**  
Approx. 27.3 sq. metres (294.3 sq. feet)



Total area: approx. 78.4 sq. metres (843.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 