



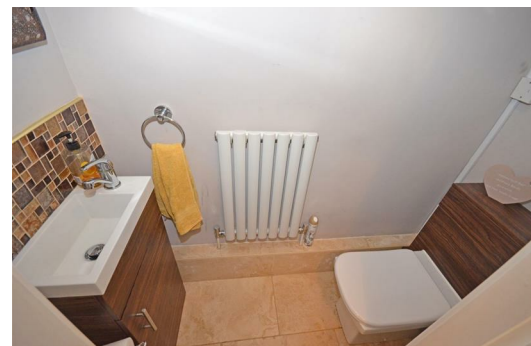
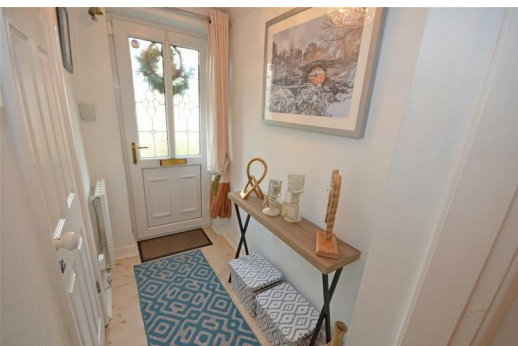
Littlefields, Mottram, Hyde, SK14 6TA

Offers over £440,000

Located on a quiet and sought after cul de sac in Mottram, Hyde is this impressive and immaculate five bedroom extended detached property offering fantastic family sized accommodation of which only a full personal inspection will fully reveal.

The property has been well cared for and much improved by the present owners and is certainly a credit to them with immaculately well maintained gardens to the front and rear along with a large decorative imprinted concrete driveway parking for at least four vehicles and a single garage. Internally the accommodation will provide a lovely family home and briefly comprises: To the ground floor, entrance hallway, downstairs cloakroom/WC, superb open plan feeling large living room with dining area and opens to the great sized conservatory with views over the landscaped rear garden, recently refitted kitchen with integrated appliances and a separate reception room which is versatile in its use and could be utilised as bedroom five, dining room or even a home office (Planning Approved). Whilst to the first floor there are four excellent sized bedrooms, (two with fitted wardrobes) with the master bedroom having an en suite shower room and a family bathroom completes the first floor accommodation. The property is double glazed and gas central heated and certainly offers ready to move into accommodation of which only a full personal inspection will fully reveal.

Impressive & immaculate - View Highly Recommended!



GROUND FLOOR

Hall

Upvc double glazed front door, ceiling cornices, stairs to the first floor, tiled floor, radiator.

Cloakroom/WC

Low level WC, vanity wash hand basin, tiled floor and radiator.

Open Plan Living Room/Dining Area

25'4" x 12'2" (7.73m x 3.72m)

Superb open plan feeling living and dining room, with double glazed box window to front, fitted feature fire surround with living flame gas fire inset, wooden flooring, TV aerial point, ceiling cornices, wall light points, dining area with double doors to the conservatory and archway to the kitchen, radiators.

Conservatory

Superbly glazed conservatory with replaced solid roof and being Upvc double glazed throughout with wooden flooring, inset ceiling spotlights, double doors to the patio area.

Kitchen

14'6" x 13'1" (4.43m x 3.99m)

Fantastic large and contemporary fitted dining kitchen with an extensive range of matching high gloss white base and wall units incorporating a single drainer sink unit and work tops over, Island breakfast bar fitted four ring electric induction hob with extractor hood above, electric oven with combination microwave above, integrated dishwasher, integrated fridge and freezer, inset ceiling spot lights, Upvc double glazed window to the rear, archway opening to the open plan lounge and dining area, under stairs storage cupboard, wine cooler, door to side garden, radiator.

Dining Room/Bedroom 5/Study

17'9" x 9'0" (5.41m x 2.75m)

Double glazed window to front, fitted storage cupboards and drawers with desk unit, wall light points, radiator.

FIRST FLOOR

Landing

Access to roof void, radiator.

Bedroom 1

11'0" x 16'1" (3.36m x 4.91m)

Fitted with a matching range of wardrobes, drawer and bedside units, box bay double glazed window to front, door to en suite shower room, radiator.

En-suite Shower Room

Fitted shower cubicle with rain mixer shower, vanity wash hand basin, low level WC, Upvc double glazed window to the side, tiled floor and walls, heated towel rail.

Bedroom 2

10'0" x 16'1" (3.04m x 4.91m)

Fitted with a matching range of wardrobes, double glazed window to rear, wooden floor and radiator.

Bedroom 3

10'0" x 9'2" (3.04m x 2.80m)

Double glazed window to rear, wooden floor and radiator.

Bedroom 4

10'11" x 9'3" (3.33m x 2.81m)

Double glazed window to front, wooden floor and radiator.

Bathroom/WC

Contemporary bathroom suite in white comprising I shaped panelled bath with shower screen and rain mixer shower, vanity wash hand basin, low level WC, tiled floor and walls, heated towel rail and Upvc double glazed window to the side.

OUTSIDE

Garage

Electric up and over, power and light, gas central heating boiler.

Gardens & Driveway

Immaculately well maintained gardens to the front and rear along with a large decorative imprinted concrete driveway parking for at least four vehicles and a single garage. To the rear there is a large paved patio area providing a lovely sunny aspect, decorative wrought iron fence with lawned garden, fenced boundaries and a good degree of privacy, gate to the side providing access to the front.

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.

