



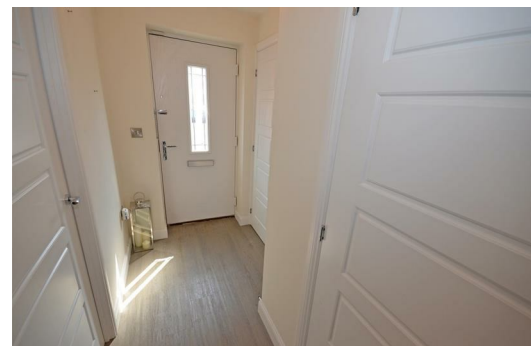
Sgt Mark Stansfield Way, Mottram, Hyde, SK14 3FX

Offers over £260,000

Located on the sought after Sgt Mark Stansfield Way is this immaculate family home, with accommodation set over three floors offering four bedrooms and/or two reception rooms and a good sized garden to the rear.

A full personal internal inspection is highly recommended and will reveal well planned accommodation that briefly comprises: To the ground floor entrance hall, study/bedroom four, ground floor cloakroom/WC and an excellent sized open plan kitchen/dining/family room. To the first floor there is a good sized lounge and bedroom one with en suite shower room, whilst to the second floor there are two further good sized bedrooms and a contemporary fitted three piece family bathroom. Externally to the rear is a good sized lawn with patio area and path. To the front is double tarmac drive providing of road parking for two cars.

Viewing are highly recommended and are strictly by appointment only!



GROUND FLOOR

Hallway

Composite double glazed front door, wooden flooring, storage cupboard with double opening doors, stairs to the first floor and radiator.

Cloakroom/WC

In white with corner wash hand basin, low level WC, splash back tiling and radiator.

Open Plan Living

20'1" x 13'1" (6.11m x 3.98m)

Fantastic room with a matching range of contemporary White and base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric oven below, space and plumbing for dishwasher and washing machine, space for fridge freezer, inset ceiling spot lights, opening to the family room with patio doors leading to the rear garden, under stairs storage cupboard, radiator.

Study/Bedroom 4

9'6" x 6'4" (2.90m x 1.93m)

Upvc double glazed window to the front and radiator.

FIRST FLOOR

Landing

Stairs to the second floor, radiator.

Living Room

6'7" x 13'1" (2.00m x 3.98m)

Upvc double glazed window to the rear, TV aerial point, radiator.

Bedroom 1

10'1" x 13'1" (3.08m x 3.98m)

Matching range of fitted wardrobes with mirror fronts, TV aerial point, Upvc double glazed window to the front, radiator.

En-suite Shower Room

Fitted tiled shower cubicle with shower, pedestal wash hand basin, low level WC, part tiled walls, radiator.

SECOND FLOOR

Landing

Stairs descending to the first floor, radiator.

Bedroom 2

7'11" x 13'1" (2.41m x 3.98m)

Upvc double glazed window to the rear elevation, storage cupboard and radiator.

Bedroom 3

11'7" x 13'1" (3.53m x 3.98m)

Upvc double glazed window to the front elevation, storage cupboard and radiator.

Bathroom/WC

White contemporary bathroom suite with panelled bath, pedestal wash hand basin, low level WC, part tiled walls, radiator.

OUTSIDE

Gardens & Driveway

Externally to the rear is a turfed garden with patio area and paved walkway, gate to walkway, fenced boundaries. To the front is double tarmac drive providing of road parking for two cars.

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/herself 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. 108.2 sq. metres (1164.6 sq. feet)

