



Old Road  
Mottram, SK14 6LW

Offers over £565,000



There's no agent like home



Presenting an exquisite three-bedroom detached dormer bungalow, a true gem located in the ever-popular Mottram area. This stunning and spacious property offers a blend of elegance, comfort, and charm, perfect for those seeking a dream home.

As you approach the property, you're greeted by enchanting grounds, featuring a meticulously maintained lawned garden at the front, enhanced by a beautiful rockery and thoughtfully planted frontage. A spacious driveway provides ample parking space and leads directly to two garages, ensuring convenience and security for your vehicles.

The rear of the bungalow reveals an enclosed, tiered paved garden, a serene oasis surrounded by mature plants and trees that offer both privacy and natural beauty. This outdoor space is perfect for enjoying the tranquil surroundings.

Step inside the double doors through the inviting porch, and you'll find yourself in a welcoming hallway. The dual-aspect lounge is bathed in natural light, creating a bright and airy space perfect for unwinding, while the dining room features a charming log burner, adding warmth and character. A dedicated office space provides the ideal environment for working from home or managing household affairs. The spacious kitchen/breakfast room offers ample storage. The ground floor also features two generously sized bedrooms, including a dual-aspect master bedroom that offers comfort and privacy. The bathroom is a standout feature, complete with a roll-top bath adorned with ornamental feet and a separate shower. There is a separate WC for added convenience. Additionally, the ground floor includes a garden room, utility room, practical store room and another WC, offering functionality and ease of living. The first floor of this remarkable property presents a further bedroom, perfect for guests or family members, along with a shower room.

Situated on the edge of open countryside, this property combines the peace of rural living with easy access to all amenities.



## GROUND FLOOR

**Porch** 6'6" x 11'9" (1.98m x 3.57m)  
Double door to front, two double glazed windows to rear, door leading to:

**Hallway**  
Radiator, stairs leading to first floor, doors leading to:

**Lounge** 14'11" x 23'0" (4.54m x 7.01m)  
Double glazed window to rear, double glazed window to front, double glazed box window to front, feature fireplace with inset fire, two radiators.

**Bedroom 1** 14'8" x 10'10" (4.48m x 3.30m)  
Double glazed window to rear, double glazed window to side, built-in double wardrobes, radiator.

**Bedroom 2** 11'5" x 10'0" (3.47m x 3.05m)  
Double glazed window to rear, built-in double wardrobes, radiator.

**Bathroom** 11'5" x 5'5" (3.47m x 1.64m)  
Three piece suite comprising roll top bath with ornamental feet, pedestal wash hand basin and shower enclosure, tiled walls, double glazed window to rear, radiator, heated towel rail.

**WC**  
Double glazed window to rear, fitted with low-level WC, tiled walls.

**Dining Room** 11'6" x 15'7" (3.50m x 4.75m)  
Double glazed box window to front, inglenook fireplace with log burner, radiator, double doors leading to:

**Office** 11'6" x 7'9" (3.50m x 2.35m)  
Double glazed window to front, radiator.

**Kitchen/Breakfast Room** 15'0" x 10'8" (4.57m x 3.24m)  
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to side, radiator, door leading to:

**Garden Room**  
Two double glazed windows to rear, door leading out to rear garden, door leading to:

**Utility Room** 7'3" x 10'0" (2.22m x 3.05m)  
Double glazed window to rear, inset sink, plumbing for washing machine, space for tumble dryer, door leading to store room, door leading to garage, door leading to:

**WC**  
Fitted with low-level WC.

## FIRST FLOOR

**Landing**  
Doors leading to:

**Bedroom 3** 11'0" x 10'0" (3.35m x 3.05m)  
Two double glazed velux windows to rear, radiator, open to walk-in wardrobe.

**Shower Room** 11'0" x 5'7" (3.35m x 1.71m)  
Three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC part tiled walls, double glazed velux window to rear, heated towel rail.

**OUTSIDE**  
Spacious driveway to the front, leading to two garages providing ample off road parking and storage. Enclosed tiered paved garden surrounded by mature plants and trees.

**Garage**  
Up and over door, open plan, door to:

**Garage**  
Double glazed window to side, Up and over door.

**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)

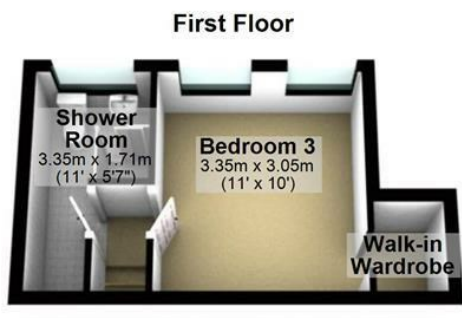
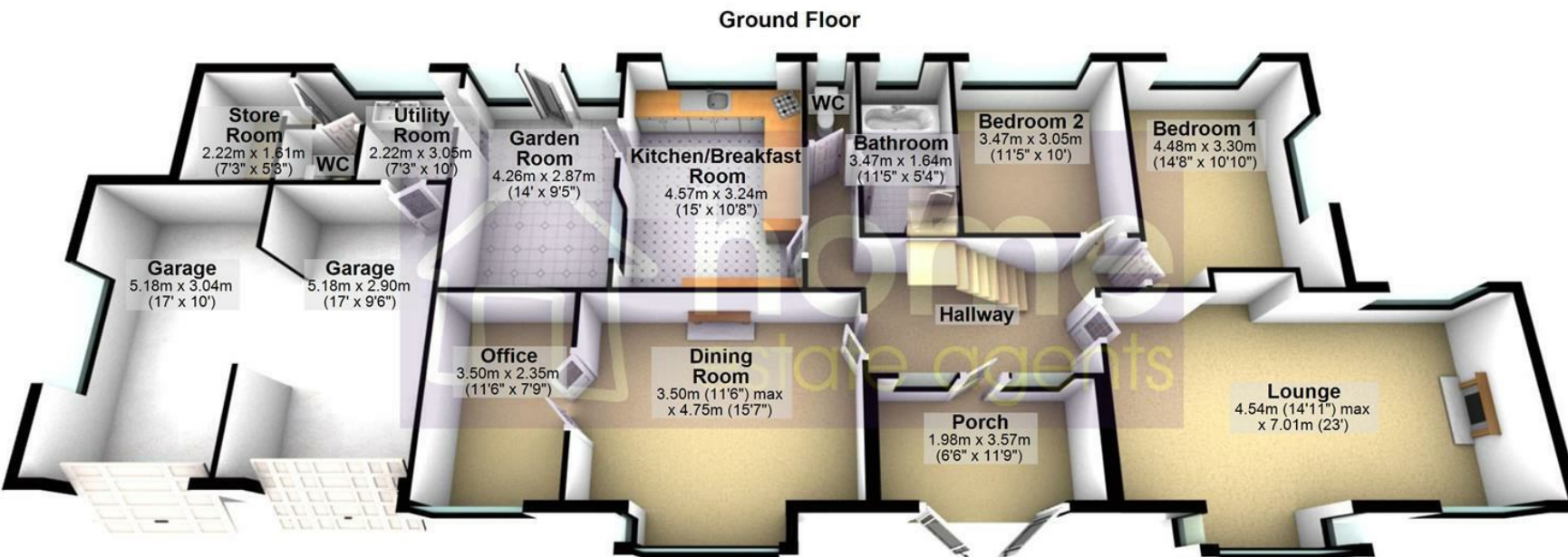












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU 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