



Tollemache Road
Mottram, SK14 6LL

Offers over £499,950

Located in the highly desirable area of Mottram, this exceptional four-bedroom detached dormer bungalow offers a perfect combination of modern living and scenic tranquility, with open countryside nearby. The property benefits from its proximity to local amenities, reputable schools, and excellent transport links, making it ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by an entrance vestibule, leading to a spacious open-plan lounge and dining area, perfect for entertaining or relaxing with family. The contemporary kitchen is well-equipped with high-quality appliances and ample storage, offering a stylish space for cooking and dining.

The ground floor also features a versatile bedroom, which could be used as a family room or office, complete with stunning bi-fold doors that open seamlessly onto the rear garden, allowing plenty of natural light to flood the space. A second bedroom and a modern family bathroom with elegant fittings complete this floor, offering convenience and flexibility for family living.

The first floor houses two generously sized bedrooms, including a luxurious master suite with its own dressing room and en-suite shower room, providing a private haven of comfort. The second upstairs bedroom offers ample space, making it ideal for guests or children.

Externally, the property boasts a beautifully maintained front lawn with a driveway that provides off-road parking and leads to a garage, ensuring plenty of space for vehicles. The rear of the property features a large enclosed garden with a spacious lawn, ideal for children to play, gardening enthusiasts, or outdoor entertaining.

This impeccably presented home offers a rare opportunity to enjoy modern comfort in a peaceful countryside setting, while still benefiting from easy access to local services and transport options. **Viewing is highly recommended to fully appreciate all that this stunning property has to offer.**



GROUND FLOOR

Entrance Vestibule

Double glazed window to front, door leading to:

Lounge/Diner 19'6" x 23'10" (5.95m x 7.27m)

Double glazed bow window to front, three radiators, stairs leading to first floor, karndean flooring, doors leading to:

Kitchen 12'7" x 10'4" (3.84m x 3.15m)

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 washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, double glazed window to side, karndean flooring.

Inner Hallway

Doors leading to:

Bedroom 3 13'0" x 11'7" (3.96m x 3.52m)

Double glazed window to rear, radiator, door to storage cupboard.

Bedroom 4 / family room 8'10" x 12'0" (2.69m x 3.65m)

Radiator, bi-fold door leading out to rear garden.

Bathroom 6'10" x 8'1" (2.09m x 2.46m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

FIRST FLOOR

Landing

Doors leading to:

Master Bedroom 14'1" x 12'4" (4.29m x 3.76m)

Two double glazed velux windows to side, radiator, built-in doors, doors leading to:

En-suite

Three piece suite comprising pedestal wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed velux window to side.

Dressing Room

Double glazed window to front.

Bedroom 2 12'9" x 11'9" (3.89m x 3.58m)

Double glazed window to rear, double glazed velux window to side, radiator, double doors leading to eaves storage on both sides.

OUTSIDE

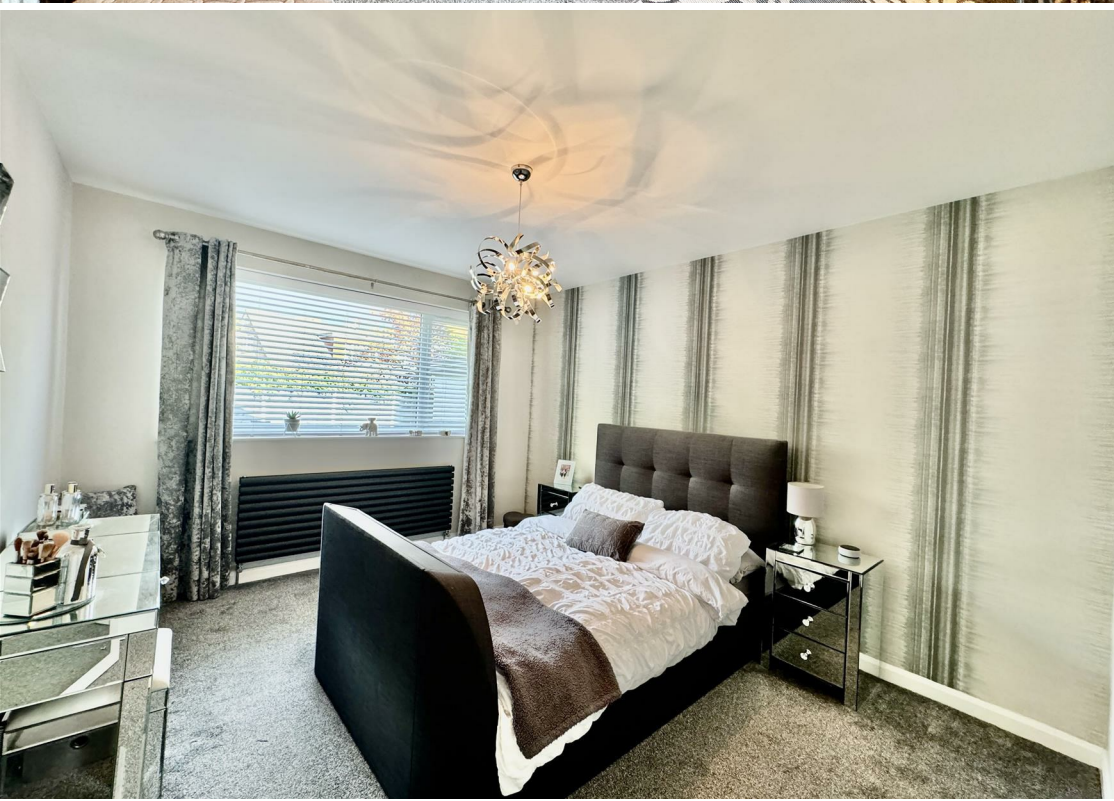
Lawned garden to the front with driveway leading to the garage. Enclosed good sized lawned garden to the rear.

DISCLAIMER

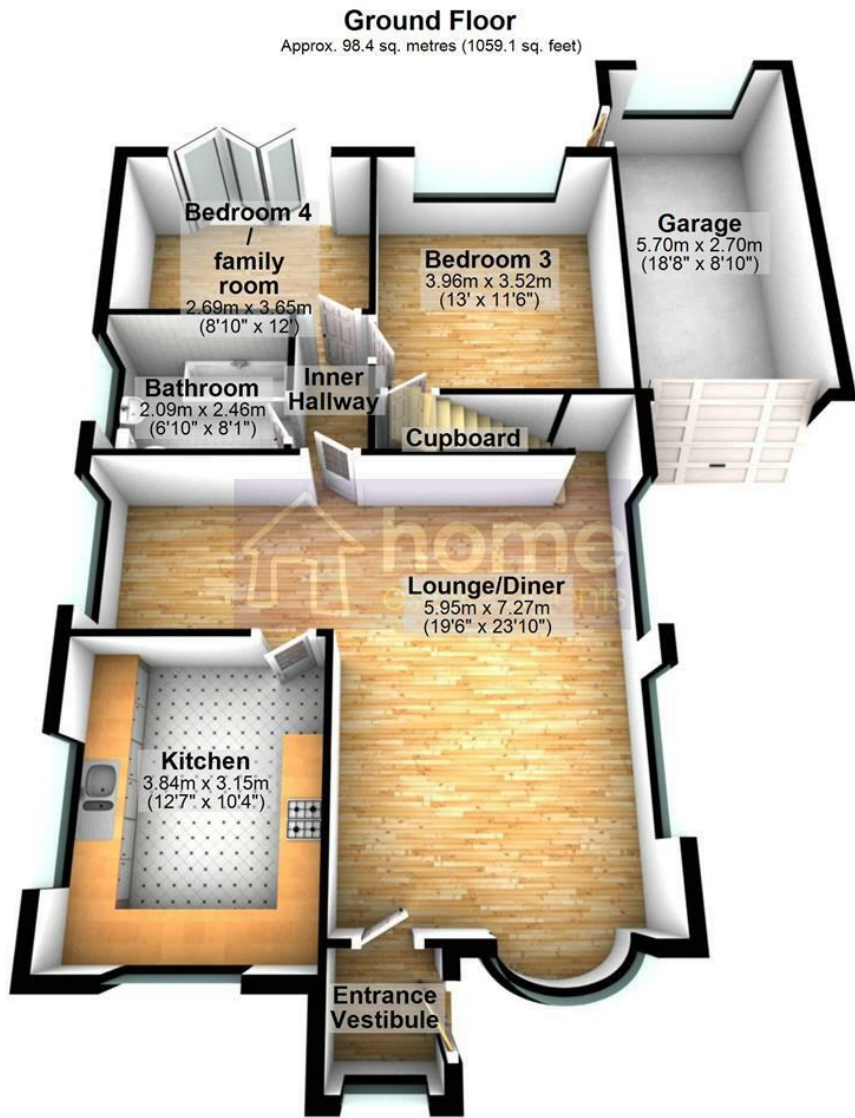
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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.

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Total area: approx. 139.9 sq. metres (1506.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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