



Littlefields  
Motttram, Hyde, SK14 6TA

Offers over £277,950



A beautifully presented and spacious three-bedroom link-detached home, ideally situated in a peaceful and highly desirable cul-de-sac in Mottram. This charming property is offered for sale with no vendor chain, making it an ideal choice for buyers looking for a smooth and hassle-free move. It offers a rare combination of quiet living with excellent access to nearby transport links, local amenities, well-regarded schools, and an abundance of scenic countryside walks right on the doorstep — perfect for families, professionals, and those seeking a more relaxed lifestyle.

The ground floor welcomes you with a porch that leads into a generously sized lounge, offering a comfortable space for everyday living. The lounge opens effortlessly into the dining area, creating a fantastic open-plan layout perfect for entertaining. French doors provide direct access to the rear garden, allowing natural light to pour in and offering a seamless indoor-outdoor flow. The kitchen, also open to the dining area, is modern and well-equipped, with plenty of storage and workspace — ideal for family meals or hosting guests.

Upstairs, you'll find three well-proportioned bedrooms, including a spacious principal bedroom complete with its own en-suite shower room. The remaining bedrooms are serviced contemporary family bathroom.

Externally, the home continues to impress with a neatly lawned front garden bordered by attractive planting, alongside a driveway providing off-road parking and access to the garage. The garage is fully equipped with power and lighting, along with plumbing for a washing machine and space for a tumble dryer, offering potential for utility use or additional storage.

To the rear, the property boasts an enclosed, low-maintenance garden featuring a decked patio area perfect for outdoor dining or relaxing, which leads to a gravelled section ideal for further seating or garden features.

Early viewing is highly recommended to fully appreciate all that it has to offer.



**GROUND FLOOR**

**Porch**

Door to front, door leading to:

**Lounge** 14'1" x 14'10" (4.28m x 4.52m)

Double glazed bay window to front, radiator, stairs leading to first floor, door to under stairs storage cupboard, open plan to:

**Dining Room** 9'10" x 7'1" (3.00m x 2.16m)

Radiator, double glazed French doors leading out to rear garden, open plan to:

**Kitchen** 9'10" x 7'5" (3.00m x 2.27m)

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 and freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

**FIRST FLOOR**

**Landing**

Double glazed window to side, door to storage cupboard, loft access, doors leading to:

**Master Bedroom** 11'0" x 8'3" (3.36m x 2.51m)

Double glazed window to front, radiator, door leading to:

**En-suite**

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

**Bedroom 2** 9'10" x 8'3" (2.99m x 2.51m)

Double glazed window to rear, radiator.

**Bedroom 3** 8'1" x 6'6" (2.47m x 1.97m)

Double glazed window to front, radiator.

**Bathroom** 6'0" x 5'6" (1.83m x 1.68m)

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

**OUTSIDE**

Lawned garden to the front with mature planted borders.

Driveway providing ample off road parking leading to the garage. Enclosed low maintenance garden to the rear with decked patio area leading to gravelled area.

**Garage** 17'5" x 8'3" (5.32m x 2.52m)

Up and over door to the front, power and lighting, plumbing for washing machine and space for tumble dryer, door leading out to rear garden.

**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)**



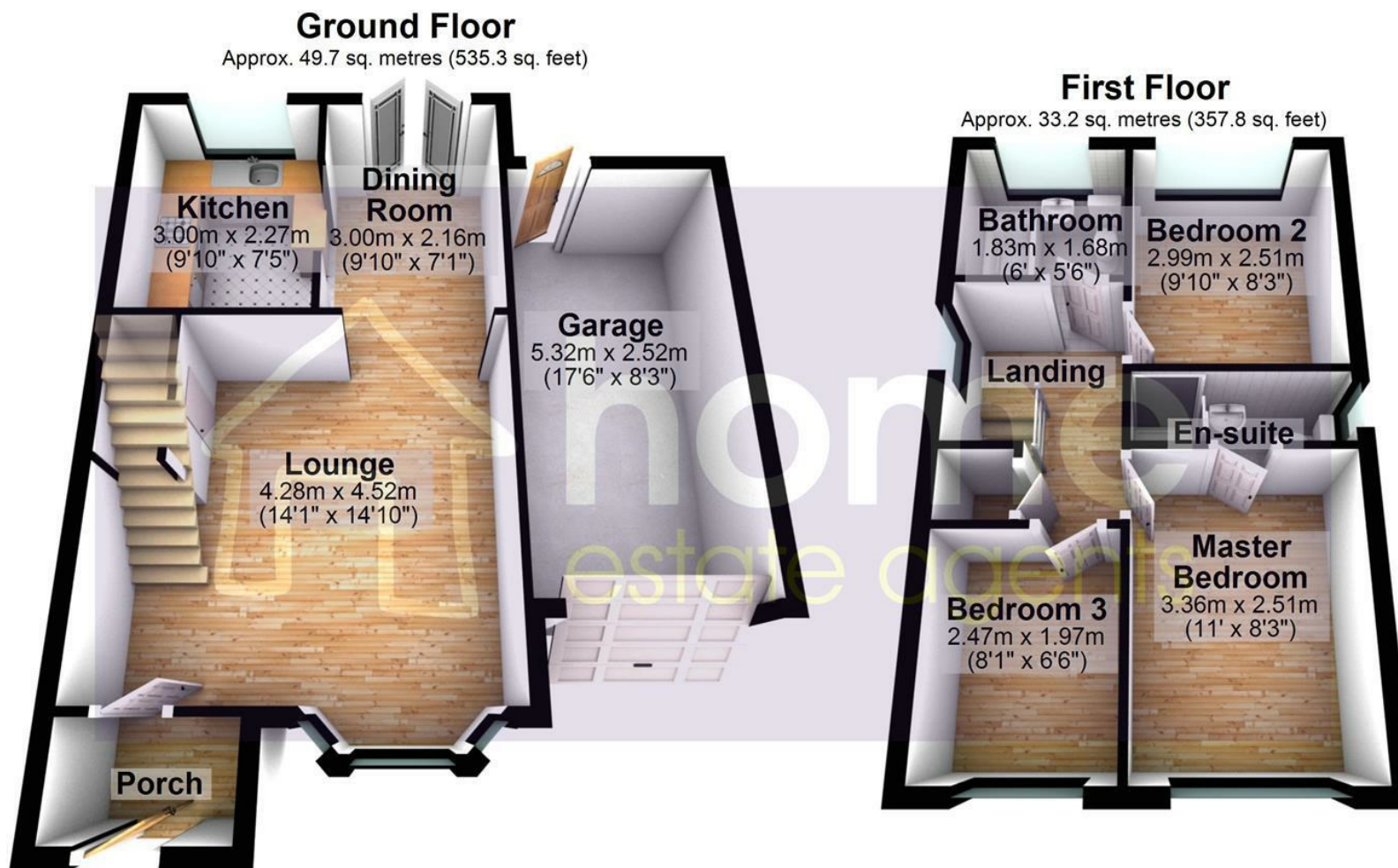







SOME PEOPLE WANT  
TO HAPPEN,  
SOME WISH IT  
WOULD HAPPEN,  
OTHERS MAKE  
IT HAPPEN.  
- Michael Jordan





Total area: approx. 83.0 sq. metres (893.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC 