



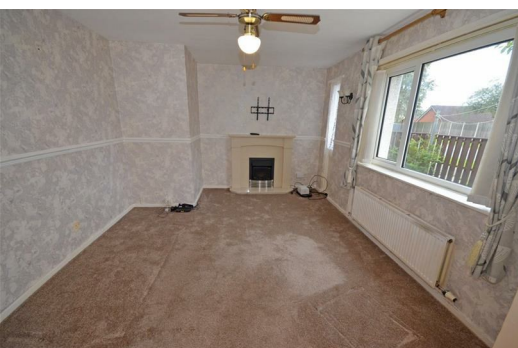
## Phillip Way, Mottram, Hyde, SK14 3QW

**Offers over £180,000**

Larger than average accommodation is afforded by this Impressively sized four bedroom end mews property with two reception rooms, kitchen and a downs stairs cloakroom/WC ideally located close to all local amenities and transport links with the train station being less than a mile away and with good sized gardens to the front and rear with ample parking readily available close by and only a full personal inspection will fully reveal the accommodation that is on offer.

The well planned and spacious accommodation briefly comprises: To the ground floor, good sized entrance hallway, downstairs WC, lounge, dining room with patio doors to the rear garden and a fitted kitchen. Whilst to the first floor there are four excellent sized bedrooms and a shower room/WC. The property is double glazed, central heated and has previously mentioned has good sized gardens to the front and rear with potential to create a driveway for the family vehicle (Subject to Planning Consent).

Chain Free! View Early To Avoid Disappointment!





## GROUND FLOOR

### Porch

Upvc double glazed front door, two storage cupboards and door to hallway.

### Entrance Hall

10'6" x 8'6" (3.20m x 2.58m)

Stairs to the first floor, wooden floor and radiator.

### Cloakroom/WC

Double glazed window to front, low level WC, wash hand basin, half tiled walls, tiled floor

### Lounge

10'10" x 13'5" (3.31m x 4.08m)

Two Upvc double glazed windows to rear, open plan to dining room, fitted feature fire surround with fire inset, TV aerial point, ceiling light fan and radiator.

### Dining Room

10'10" x 9'7" (3.31m x 2.92m)

Sliding patio doors to the rear garden, dado rail, wooden floor and radiator.

### Kitchen/Dining Room

10'6" x 11'1" (3.20m x 3.38m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, plumbing and space for washing machine, space for cooker, tiled floor, space for table, dado rail, part tiled walls, storage cupboard and Upvc double glazed window to front.

## FIRST FLOOR

### Landing

15'2" x 12'11" (4.63m x 3.93m)

Window to side, double door to storage cupboard.

### Bedroom 1

9'9" x 13'8" (2.98m x 4.16m)

Window to rear, window to front, ceiling light fan, TV aerial point, access to roof void and radiator.

### Bedroom 2

10'1" x 10'8" (3.08m x 3.24m)

Window to rear, TV aerial point, radiator.

### Bedroom 3

11'3" x 6'11" (3.43m x 2.11m)

Window to front, radiator.

### Bedroom 4

7'7" x 9'2" (2.32m x 2.80m)

Window to rear, cupboard with gas central heating boiler, radiator.

### Shower Room/WC

7'2" x 6'7" (2.19m x 2.00m)

Window to front, fitted shower cubicle, wall mounted wash hand basin, low level WC, part tiled walls.

## OUTSIDE

### Gardens

To the front is a good sized lawned garden with paved patio area and walkways, mature planting and gate. To the rear is a good sized paved garden with potential to create off road parking (Subject to Planning permission), outside storage cupboard, fenced boundaries with gate.

## 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.



Total area: approx. 102.6 sq. metres (1104.3 sq. feet)

