

THE CRESCENT

MOTTRAM ST. ANDREW



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

5 THE CRESCENT, MOTTRAM ST. ANDREW, CHESHIRE, SK10 4QW



- Stylishly presented, extended and refurbished accommodation
- Close to Mottram St Andrew Primary School
- Three bedrooms
- Open aspect to the rear
- Council Tax Band – E
- Situated in the sought after, idyllic village of Mottram St Andrew
- Stunning Living Kitchen with space for dining, cooking and lounging
- Drive providing parking for three cars
- EPC rating – E
- Freehold

A stylishly presented, extended and refurbished three-bedroom mid terrace home.

Double glazed and gas fired central heating (run by a Vaillant combination boiler). The accommodation includes a brick-built entrance porch (with tiled floor, vaulted ceiling, wood panelling and cloaks hanging space), hall, downstairs w.c, living/dining room (17'7 x 12'6 max), a stunning living kitchen (providing an ideal entertaining/family living space with ample room for dining, cooking and lounging. Fitted with modern Shaker style units, Quartz work surfaces and upstands and integrated appliances that include an electric oven, microwave, hob, dishwasher, fridge, freezer, and wine fridge. Glass roof light, island with room for bar stools, bi-folding doors and a wood burning stove).Landing (with loft access hatch, pull down ladder, boarded loft with a lift), main bedroom with fitted wardrobes to one wall, two further bedrooms (one with a recessed wardrobes) and a bathroom (re-fitted with white sanitary ware with a glass shower screen and shower fittings over the bath. Tiled floor and splash backs. Downlighters, column radiator/towel warmer, extractor, wall light points and built in storage).





Heating: Gas (radiators).
 Mains: Gas, electric, water, sewage.
 Flood Risk*: Very low risk of flooding from rivers & seas & surface water flooding.
 Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).
 Mobile Coverage**: Mobile coverage with all main providers (EE, Three, O2, Vodafone).
 Parking: Off road parking.
 Rights of Way & Restrictive Covenants: To be confirmed.
 Accessibility: To be confirmed.

Please note the owner of the property is an employee of Andrew J Nowell & Company

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

The Grounds & Gardens

A loose stone drive to the front provides off road parking for three cars and there is a front lawn and Indian Stone path. The rear garden is again laid to lawn with an Indian Stone patio is not overlooked benefitting from an open aspect over surrounding green belt fields.

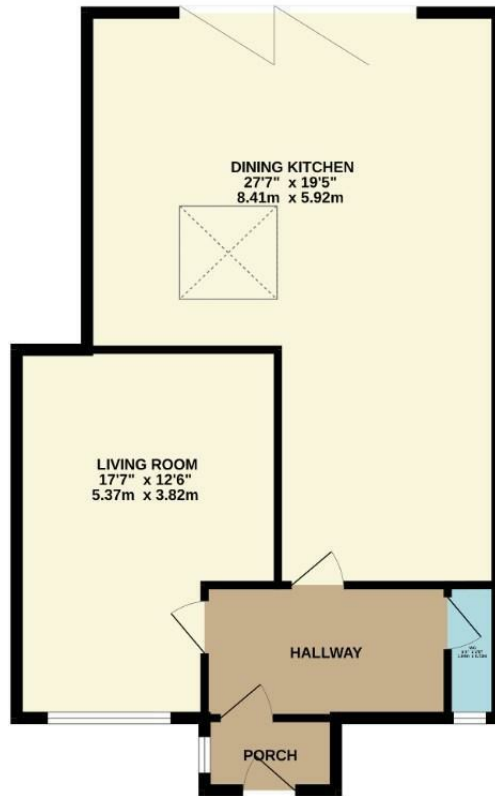
The Location

The property is situated in the highly sought after and idyllic village of Mottram St Andrew within a short walk of the primary school.

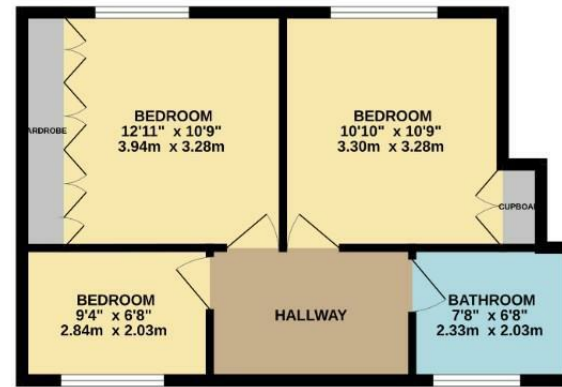
Important Information



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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