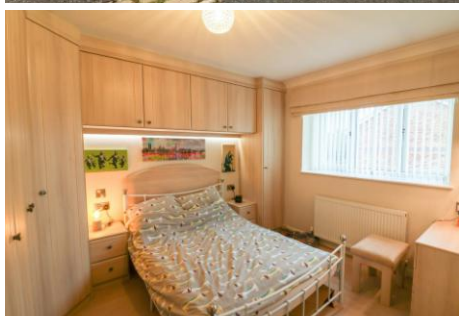


24 Littlefields, Mottram, Via Hyde, SK14 6TA



- Cul-de-Sac Position
- Link Detached Family Home
- Three Bedrooms
- Main Ensuite
- Newly Fitted Bathroom
- Ground Floor w/c
- Kitchen & Utility Room
- Conservatory
- Beautiful Garden
- Off Road Parking & Garage

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MAIN DESCRIPTION

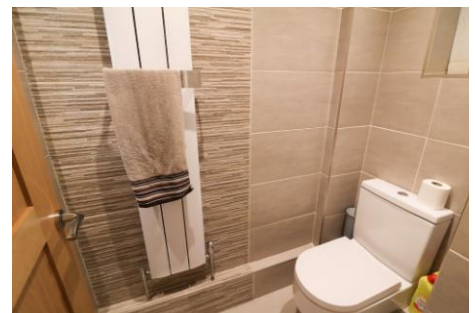
Cul-de-Sac Position

Link Detached Family Home, Driveway for approx. 3 vehicles, Garage, Private and Fully Enclosed Rear Garden with lawn and Patio areas, Three Bedrooms, En-Suite to Main, Newly Fitted Bathroom Suite, Beautiful Conservatory, Kitchen, Utility and Spacious Lounge/Diner, Ground Floor w/c, Hallway and Porch.

Stepping Stones are delighted to offer for sale this immaculately presented Link Detached Family Home ideally situated within this popular development in Mottram just a short distance from the M60 motorway networks.

This lovely home offers spacious family living accommodation and sits within a quiet and child friendly cul-de-sac with the addition of a flat lawned and patio garden to the rear. The property benefits from new hall, stairs and lounge/diner flooring in addition to the newly fitted bathroom.

This is a great home for the small to medium sized family and we would encourage early viewing to avoid disappointment.



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ENTRANCE PORCH

uPVC double glazed entrance porch with external door to hallway.

ENTRANCE HALLWAY

External door to hallway with stairs to the first floor accommodation, wall mounted radiator, uPVC double glazed window, internal doors to the ground floor accommodation, under stair storage cupboard.

GROUND FLOOR W/C

6' 8" x 3' 3" (2.03m x 0.99m) A two piece suite comprising; low-level WC, sink cabinet unit, designer wall mounted vertical radiator, floor to ceiling splashback tiling, ceiling spotlights, uPVC double glazed window to the front elevation.

LOUNGE

23' 0" x 12' 3" (7.01m x 3.73m) A generous sized lounge with uPVC double glazed window to the front elevation and patio doors providing access to the rear garden, fireplace, 2 x ceiling light points, coving to ceiling, wall mounted radiator x 2, TV aerial point.

KITCHEN/BREAKFAST/UTILITY

10' 1" x 9' 6" (3.07m x 2.9m) A range of high and low fitted kitchen units with contrasting splashback worksurfaces, integrated NEFF appliances include full-sized dishwasher, fridge and freezer, four ring induction hob with over hob extractor fan, under cupboard lighting, eyelevel oven with plate warmer, uPVC double glazed window to the rear elevation archway through to utility.

UTILITY ROOM

8' 0" x 8' 0" (2.44m x 2.44m) Utility with a range of high and low fitted kitchen units and contrasting splashback worksurfaces, plumbing for automatic washing machine, space for tumble dryer, integrated NEFF microwave, uPVC double glazed window to the rear elevation, external door providing access to the rear garden, stainless steel sink with mixer tap, designer radiator, internal door to garage.



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INTEGRAL GARAGE

With up and over electric vehicular access door, power and light point, loft access, wall mounted combination boiler.

CONSERVATORY

12' 8" x 11' 7" (3.86m x 3.53m) uPVC double glazed conservatory to the rear elevation with ceiling light point, TV aerial point, wall mounted radiator x 2, newly fitted patio doors with access to the rear garden.

LANDING

Stairs from the ground to the first floor, uPVC double glazed window to the side elevation, loft access point, internal doors to the first floor accommodation.

MAIN BEDROOM

12' 0" x 10' 0" (3.66m x 3.05m) A double bedroom with uPVC double glazed window to the front elevation, a range of fitted wardrobes and over bed storage with bedside cabinets and dressing table, wall mounted radiator, ceiling light point, internal door to Ensuite.

ENSUITE

8' 6" x 3' 6" (2.59m x 1.07m) A three-piece suite comprising; low-level WC, sink drawer unit and shower, floor to ceiling splashback tiling, extraction fan, ceiling spotlights, wall mounted design a vertical radiator.

BEDROOM TWO

10' 0" x 8' 4" (3.05m x 2.54m) A further double bedroom with over bed storage and bedside cabinets, uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

BEDROOM THREE

13' 6" x 10' 1" (4.11m x 3.07m) A small double bedroom with 2 x uPVC double glazed windows to the rear elevation, ceiling light points x 2, fitted wardrobes to one wall.



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FAMILY BATHROOM

8' 5" x 8' 0" (2.57m x 2.44m) A three-piece suite comprising; low-level WC, bath with freestanding tap and shower and sink cabinet unit, ceiling spotlights, extractor fan, uPVC double glazed window, designer vertical radiator.

EXTERNAL

FRONT - Front lawned garden and driveway for several vehicles, gated side access to the rear garden

REAR - A generous sized private and fully enclosed rear garden with patio and lawned areas and mature planting.

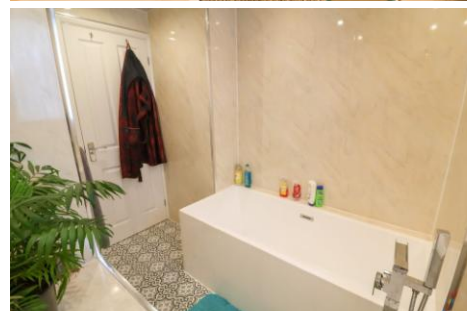
DISCLAIMER

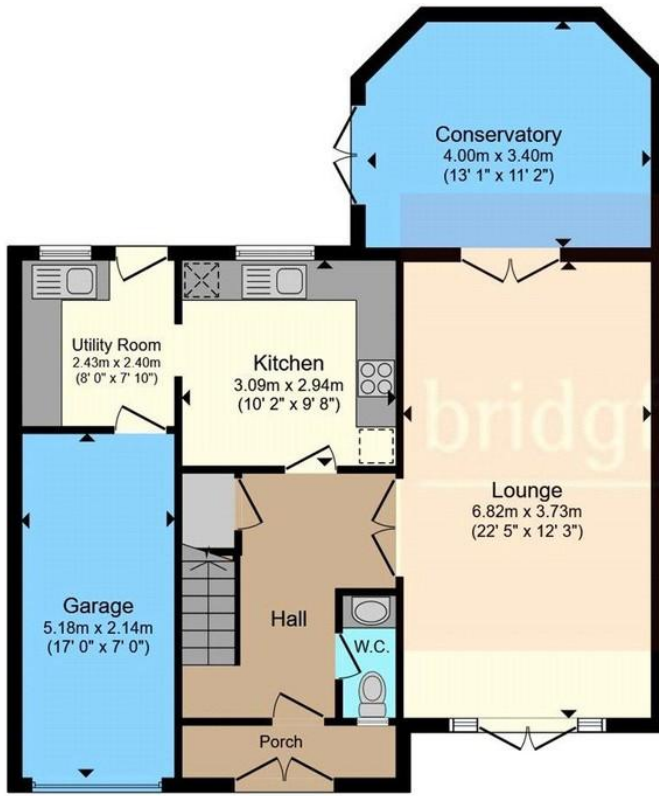
Tenure - Leasehold

Annual Ground Rent - £120.00 per annum

Council Tax Band - E

EPC Rate - C





Ground Floor

Total floor area 132.8 sq.m. (1,430 sq.ft.) approx



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.