

**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

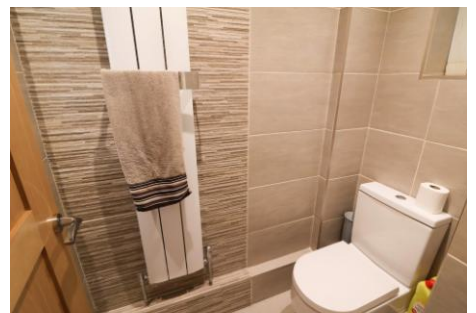
Situated on the highly sought-after Littlefields development in Mottram, this beautifully presented three-bedroom home offers spacious accommodation, modern comforts, and a superb layout ideal for family living.

The ground floor comprises a welcoming entrance hallway with ground floor W/C, a bright and airy lounge, and a modern fitted kitchen offering excellent storage and workspace. There is also a large utility room providing practicality and internal access to the integral garage. Completing the ground floor is a lovely conservatory, perfect as a dining area or a peaceful spot to relax while enjoying views of the garden.

Upstairs, there are three generous double bedrooms, including a main bedroom with en-suite shower room, plus a modern family bathroom.

Externally, the property benefits from a private enclosed rear garden, ideal for outdoor entertaining, and a driveway providing off-road parking to the front, along with access to the garage.

Located within easy reach of Mottram village, Glossop, and Stalybridge, the home benefits from excellent local schools, convenient amenities, and great transport links to Manchester and surrounding areas, all while being close to beautiful countryside walks.





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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

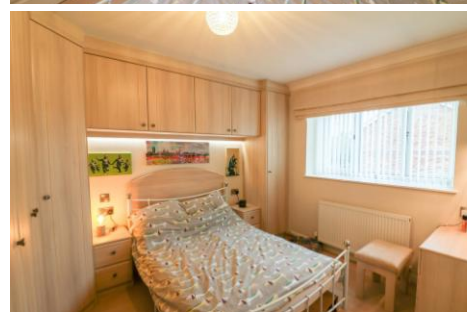
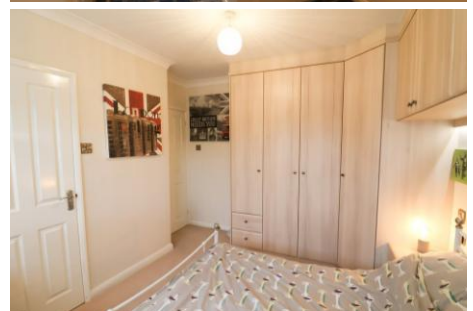
6' 8" x 3' 3" (2.03m x 0.99m) A two piece suite comprising; low-level WC, sink cabinet unit, designer wall mounted vertical radiator, floor to ceiling splashback tiling, ceiling spotlights, uPVC double glazed window to the front elevation.

### 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.



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### 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.

### 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.



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### 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.

### 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.

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### FREEHOLD/LEASEHOLD

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Should you proceed with the purchase of this property these details must be verified by your Solicitor

Tenure - Leasehold

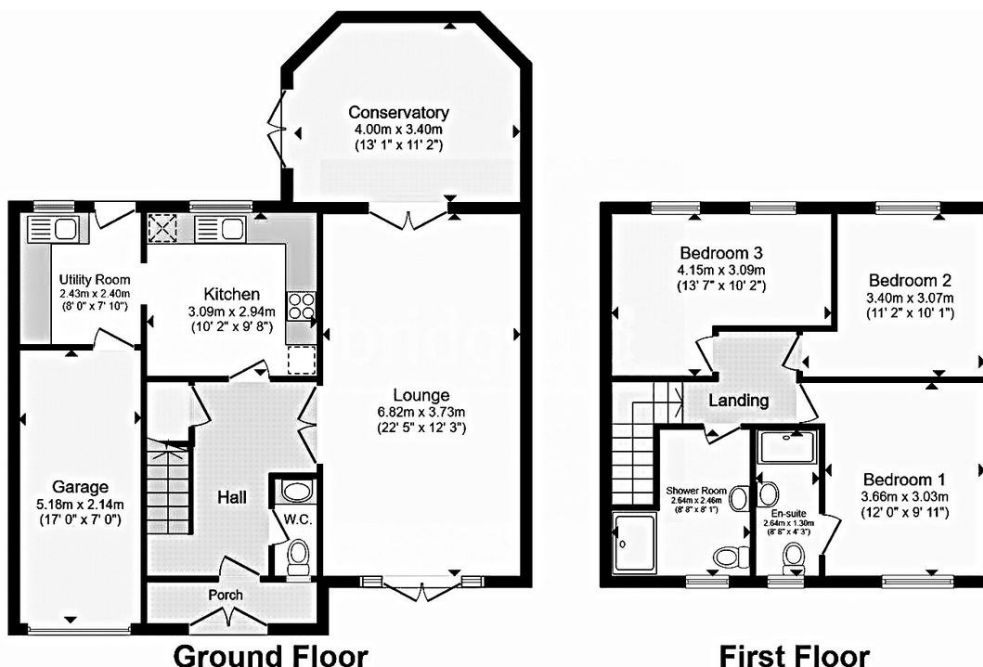
Annual Ground Rent - £120.00 per annum

Council Tax Band - E

EPC Rate - C







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

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.

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