

Rosewood, Mottram Road, Mottram, Via Hyde, SK14 3AR



- NEW BUILD DETACHED HOME
- Entrance Hallway with Storage
- Ground Floor w/c
- Lounge with media wall
- Kitchen/Diner with appliances
- Two DOUBLE Bedrooms
- Ensuite & Family Bathroom
- Bi-Folding Doors to majority of Rooms
- Off Road Parking for Several Vehicles
- Private Rear Courtyard Garden

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MAIN DESCRIPTION

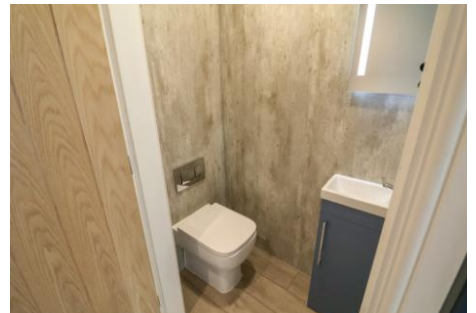
*****BESPOKE NEW BUILD HOME * FREEHOLD & NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this bespoke new build home situated within easy access to the M60 Motorway Networks, Local Shopping Facilities, Schools and Transport Links.

This lovely home offers low maintenance and contemporary accommodation which in brief comprises; Entrance Hallway with smart under stairs storage, Ground Floor w/c, Lounge with Media wall, contemporary kitchen/diner complete with appliances and bi-fold doors to the private rear courtyard garden. To the first floor are two double bedrooms one with En-suite and Juliet balcony and Bathroom.

Externally to the front is a spacious driveway providing off road parking for several vehicles with high sided walled planters and gated side access to a bespoke courtyard style garden.

This is the ideal home for those looking to downsize from a larger family home and need a low maintenance modern home and would equally suit a small family or couple needing to be within easy commuting links.



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ENTRANCE HALLWAY

External door to hallway with cloak cupboard with power point, under stairs storage, internal door to ground floor WC, stairs to the first floor accommodation, extraction fan, ceiling spotlights, internal doors to the ground floor accommodation.

GROUND FLOOR WC

4' 1" x 2' 4" (1.24m x 0.71m) Attractive splashback tiling and two-piece suite comprising low-level WC and sink cabinet unit with mixer tap, extraction fan, ceiling light point..

LOUNGE

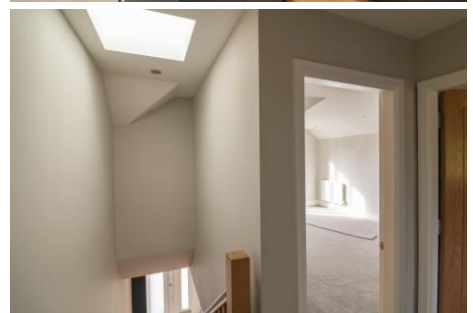
18' 8" x 10' 3" (5.69m x 3.12m) A spacious lounge opening through to the kitchen diner, ceiling spotlights, two ceiling light points, built-in media wall and storage, uPVC double glazed bifold patio doors to front elevation.

KITCHEN/DINER

17' 1" x 10' 3" (5.21m x 3.12m) A true kitchen diner with a range of high and low fitted kitchen units with contrasting splashback worksurfaces, integrated eyelevel oven and grill with built-in microwave oven, Neff appliances, integrated fridge freezer, slimline dishwasher, Neff induction hob with built-in extraction fan, integrated 9 kg washing machine, corner pull-out larder, stainless steel sink with mixer tap, breakfast bar to seat three people with over breakfast bar, downlighting, ceiling spotlights, extraction fan, uPVC double glazed window and bifold patio doors providing access to the rear garden.

LANDING

Stairs from the ground to the first floor, wall mounted radiator, ceiling spotlights, and fire alarm, uPVC Velux skylight, internal doors to the first floor accommodation.



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BEDROOM ONE

14' 8" x 13' 6" (4.47m x 4.11m) A double bedroom with uPVC double glazed, bi-folding doors to Juliet balcony, TV aerial point, two wall mounted radiator, ceiling spotlights, internal door to ensuite.



ENSUITE

6' 0" x 5' 5" (1.83m x 1.65m) A three-piece suite comprising close coupled WC, sink cabinet unit and shower with splashback boarding rainfall and handheld showerhead, explore extraction fan, ceiling light point, splashback boarding mirror with inset lighting, wall mounted chrome heated towel rail, reset shelving, uPVC double glazed window to the front elevation.



BEDROOM TWO

14' 5" x 9' 4" (4.39m x 2.84m) A further double bedroom with uPVC double glazed windows to the rear elevation, wall mounted radiator, ceiling spotlights, TV aerial point.



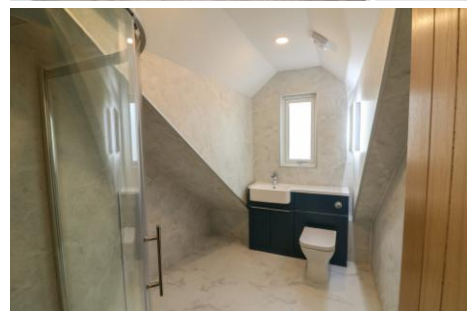
BATHROOM

9' 5" x 7' 1" (2.87m x 2.16m) A spacious bathroom with three-piece suite comprising close coupled WC, sink cabinet unit and corner shower with rainfall and handheld showerhead and splashback boarding, wall mounted chrome heated towel rail, mirrored lighting, uPVC double glazed window to the rear elevation, explain extraction fan, ceiling spotlights.



EXTERNALLY

To the front is a spacious driveway providing off road parking for several vehicles with high sided walled planters and gated side access to a bespoke courtyard style garden.



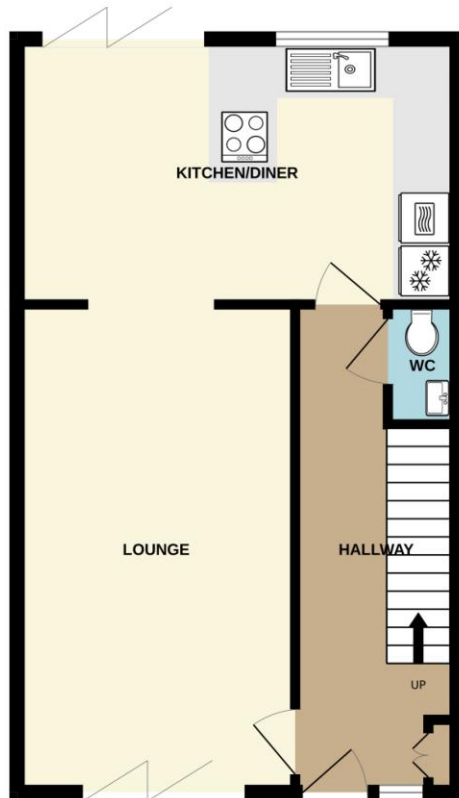
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DISCLAIMER

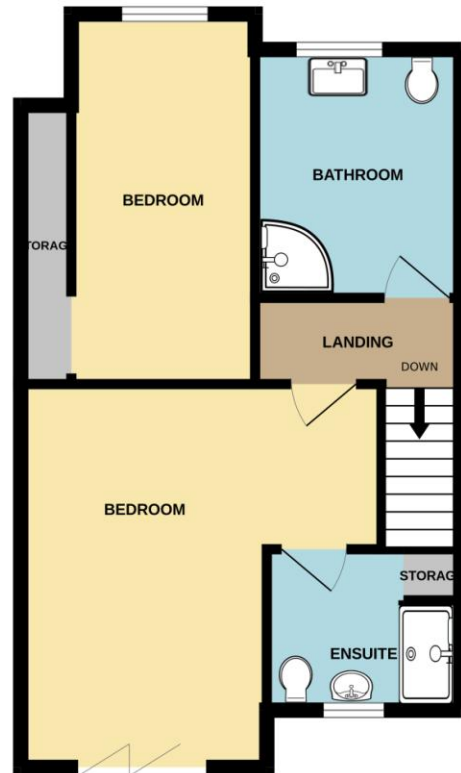
Tenure - Freehold
Council Tax Band - C
EPC Rate - B



GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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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.

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