

**Moorfield Cottage, 1 Moorfield Street, Via Hyde, SK14 8JU**



- FREEHOLD
- Characterful Stone Cottage
- Double Fronted
- Two Multi Fuel Burning Stoves
- Two Reception Rooms

- Three Bedrooms
- Very Spacious Bathroom
- Immaculately Presented
- Ideal M60 Motorway Networks
- Viewing Essential

# Moorfield Cottage, 1 Moorfield Street, Via Hyde, SK14 8JU

## MAIN DESCRIPTION

**\*\*\*FREEHOLD\*\*\***

Stepping Stones are delighted to offer for sale this beautifully present double fronted stone cottage.

This lovely property is deceptively spacious offering superb calming accommodation throughout out to include in brief; Entrance Hallway, Two Reception Rooms, Under Stair Pantry and Kitchen to the ground floor and Three Bedrooms and Very Large Bathroom to the first floor.

There are Two MULTI FUEL BURNING STOVES and a stunning four-piece bathroom suite.

The property shares a rear garden with just a few neighbouring properties and is extremely well maintained. Close to open countryside, local shopping, leisure facilities and restaurants the property is also well place for the M60 motorway network commuter.





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## ENTRANCE HALLWAY

11' 5" x 5' 10" (3.50m x 1.78m) An inviting hallway with Timber and glazed entrance door, wall mounted radiator, ceiling spotlights, internal timber and glazed doors to ground floor accommodation, stairs to the first floor.

## LOUNGE

12' 4" x 12' 4" (3.78m x 3.78m) A cosy room with multi fuel burning stove set within a brick surround, uPVC double glazed window to the front elevation, ceiling light point with ceiling rose, wall mounted radiator, TV aerial point.

## DINING ROOM

13' 11" x 11' 9" (4.26m x 3.60m) A further reception room with uPVC double glazed window to the front elevation, multi fuel burning stove, beams to ceiling, ceiling light point, 2 x wall light points, wall mounted radiator, meter cupboard, internal doors to kitchen and under stair storage pantry.

## UNDER STAIR STORAGE

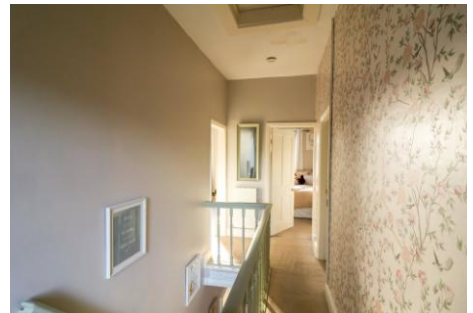
8' 7" x 4' 5" (2.63m x 1.36m) A great space with uPVC double glazed window to the rear elevation, ceiling light point, power points. This would be an ideal area to place a ground floor w/c.

## KITCHEN

11' 1" x 10' 7" (3.39m x 3.25m) A comprehensive range of high and low fitted kitchen units with wood effect work surfaces, under cupboard lighting and splash back tiling. Integrated tall fridge / freezer and washing machine, space for double gas and electric oven with over oven extractor fan. Wall mounted vertical designer radiator, ceiling spotlights, external door to garden.

## LANDING

uPVC double glazed window to the rear elevation, loft access, ceiling light point with ceiling rose, internal doors to the first floor.



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## MASTER BEDROOM

12' 6" x 10' 11" (3.83m x 3.35m) A great sized double bedroom with uPVC double glazed window to the front elevation, ceiling light point with ceiling rose, wall mounted radiator, 2 x fitted wardrobes, Wrought Iron fireplace



## BEDROOM TWO

13' 10" x 8' 6" (4.23m x 2.60m) A further double bedroom with uPVC double glazed window to the front elevation, original fitted wardrobes, ceiling light point with ceiling rose, wall mounted radiator.



## BEDROOM THREE

8' 8" x 7' 6" (2.65m x 2.31m) uPVC double glazed window to the front elevation, storage cupboard, ceiling light point, and ceiling rose, wall mounted radiator.



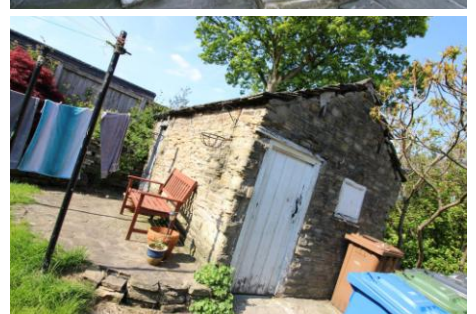
## BATHROOM

11' 0" x 10' 7" (3.36m x 3.23m) A very spacious bathroom with a four-piece suite comprising of; low level w/c, pedestal sink unit, free standing Heritage bath with Victorian style mixer tap and shower combo and double shower cubical with attractive splash back tiling. uPVC double glazed window to the rear elevation with storage window seat, airing cupboard with radiator, wall mounted designer heated towel rail, ceiling spotlights.



## EXTERNAL

A very well-maintained shared garden with use of a stone out building.



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GROUND FLOOR  
APPROX. FLOOR  
AREA 520 SQ.FT.  
(48.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 546 SQ.FT.  
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.0 SQ.M.)

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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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