

**22b Hyde Road, Mottram, Via Hyde, SK14 6NG**



- Extended Semi Detached Family Home
- Three Double Bedrooms
- Open Plan Kitchen Dining Area
- Ground Floor WC
- Large Private Rear Garden
- Driveway for several vehicles
- Countryside Views
- Close to Local Amenities & Schools
- Close to M60 Motorway Networks
- Immaculately presented throughout

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### MAIN DESCRIPTION

Stepping Stones are delighted to offer for sale this beautifully extended semi-detached family home offering generous living space, ideal for modern family life. Boasting three spacious double bedrooms, the property is immaculately presented throughout and finished to a high standard.

The heart of the home is the open-plan kitchen and dining area, perfect for family meals or entertaining guests, with the added convenience of a utility area and a ground floor WC. The property also features a large, private rear garden, offering plenty of space for outdoor living, along with a driveway providing off-road parking for several vehicles.

Mottram enjoys picturesque countryside views while still being conveniently located close to local amenities, schools, and excellent transport links, including easy access to the M60 motorway network. Mottram sits between the Towns of Glossop, Hyde and Stalybridge where an abundance of leisure and shopping facilities can be found.

The internal accommodation is spacious and in brief comprises; Lounge, Open Plan Kitchen Dining area, Snug, Utility area and Downstairs WC to the ground floor and Three DOUBLE Bedrooms and Family Bathroom to the first floor. Externally to the front is a large driveway providing off-road parking for several vehicles and to the rear is a large, private rear garden, offering plenty of space for outdoor living and entertaining.





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### ENTRANCE HALLWAY

External door to hallway with uPVC double glazed window to front, wall mounted radiator, ceiling light point, internal doors to the ground floor.

### LOUNGE

16' 0" x 8' 6" (4.88m x 2.59m) A formal lounge with uPVC double glazed window to the front, ceiling spotlights, two designer vertical wall mounted radiator, media centre with display cabinet either side of feature fireplace.

### KITCHEN/DINER

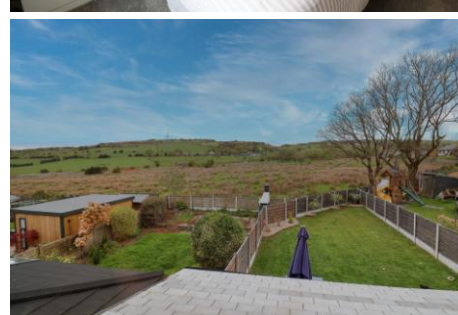
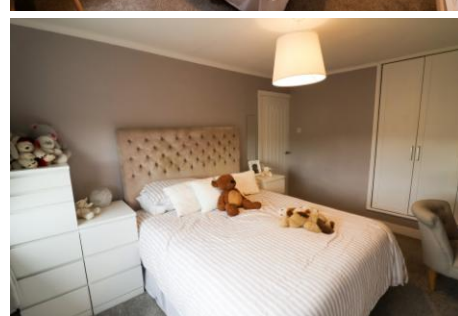
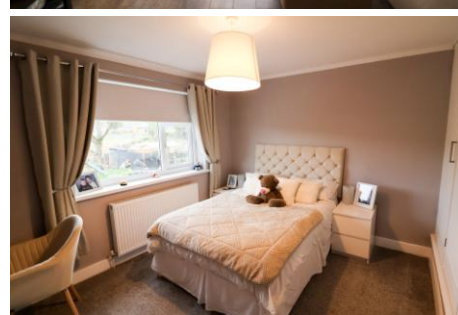
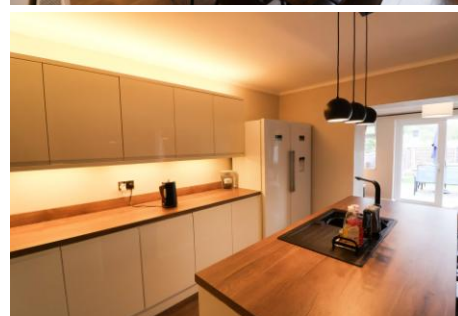
20' 7" x 14' 0" (6.27m x 4.27m) A spacious kitchen diner with a comprehensive range of high and low fitted kitchen units with undercover lighting, integrated eye-level oven and microwave, five ring induction hob with over hob extraction fan, contrasting splash back work surfaces, plumbing for full-size dishwasher, sink and draining unit with mixer tap, space for American style fridge freezer, central island with breakfast bar and pendant downlighters opening through to dining room with two wall mounted radiators, over table pendant downlighters, uPVC double glazed window to the rear, lovely sociable space opening through to snug/garden room.

### SNUG ROOM/GARDEN ROOM

13' 0" x 7' 5" (3.96m x 2.26m) Contemporary wall mounted electric fire, wall mounted TV, ceiling light point, wall mounted electric heater, uPVC double glazed windows and double patio doors providing access to the rear garden.

### GROUND FLOOR WC

6' 0" x 3' 6" (1.83m x 1.07m) A two piece suite comprising low-level WC and pedestal sink unit, ceiling light point, wall mounted radiator.



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### UTILITY ROOM

7' 4" x 6' 4" (2.24m x 1.93m) Spacious storage closet, coat and shoe store, plumbing for automatic washing machine and space for condensing dryer, wall mounted combination boiler, ceiling light.

### LANDING

Stairs from the ground to the first floor, three ceiling light points, uPVC double glazed window to the side elevation, storage closet, loft access point, internal doors to the first floor accommodation.

### BEDROOM ONE

12' 3" x 9' 0" (3.73m x 2.74m) A generous bedroom with uPVC double glazed window to the rear elevation with far reaching countryside views and open aspect, built-in triple closet, ceiling light point, wall-mounted TV, wall-mounted radiator, ceiling light.

### BEDROOM TWO

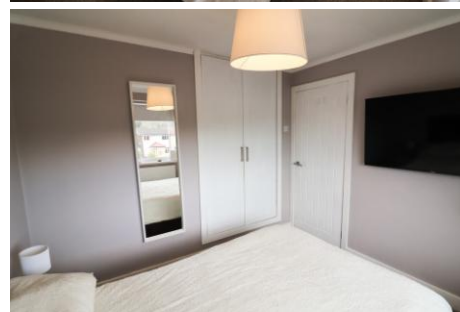
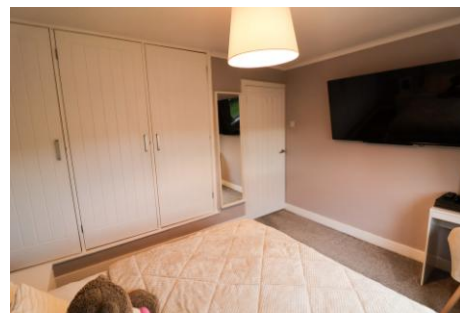
8' 9" x 8' 1" (2.67m x 2.46m) A further double bedroom with uPVC double glazed window to the front elevation with views of Mottram church and local countryside, built-in double closet, ceiling light point, wall mounted radiator.

### BEDROOM THREE

11' 0" x 9' 3" (3.35m x 2.82m) A double bedroom with uPVC double glazed window to the rear elevation with open aspect and countryside views, built-in triple wardrobe, ceiling light point, wall-mounted radiator.

### BATHROOM

11' 0" x 4' 8" (3.35m x 1.42m) A spacious five piece suite comprising low-level WC, bath with mixer tap, sink cabinet with mixer tap and shower with rainfall and handheld showerhead, two uPVC double glazed windows to the front elevation, floor ceiling splashback tiling, extraction fan, ceiling light point, wall mounted heated towel rail.



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### EXTERNALLY

To the front is a large driveway providing off-road parking for several vehicles and to the rear is a large, private rear garden, offering plenty of space for outdoor living and entertaining.

Tenure – Property Freehold – Part of Garden Leasehold

Annual Ground Rent

Leasehold Term

Council Tax Band - C

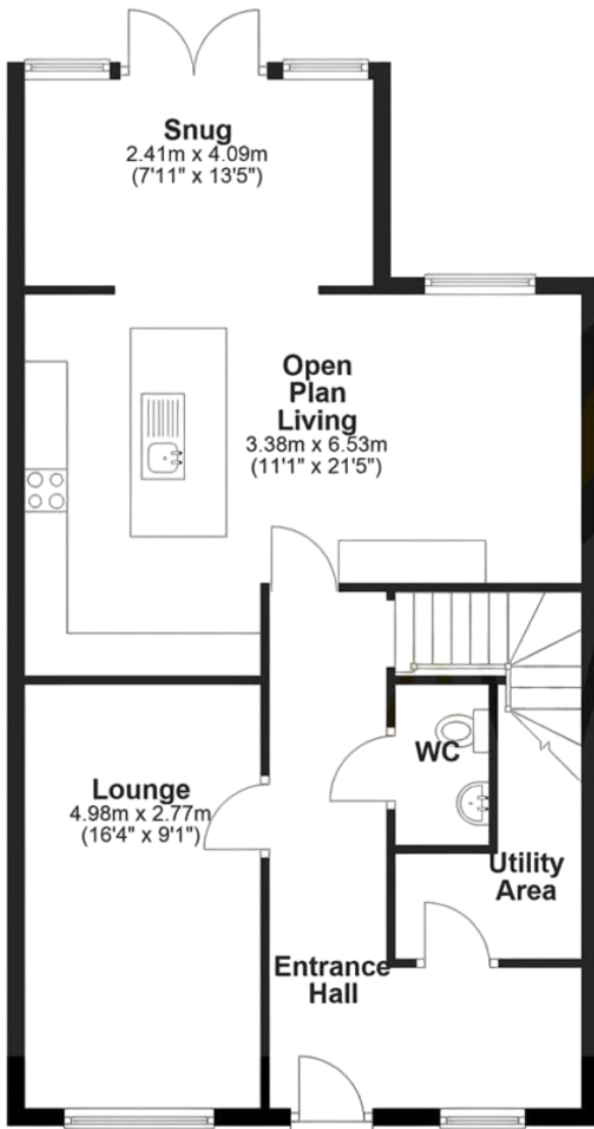
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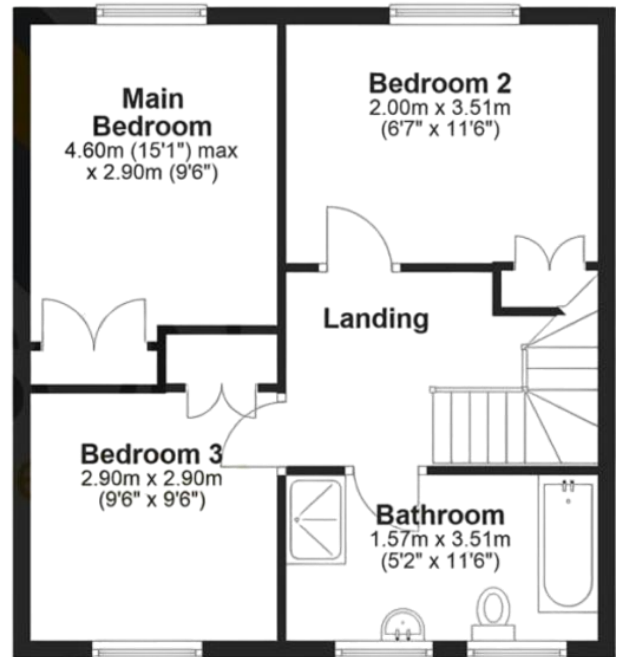
## Ground Floor

Approx. 72.4 sq. metres (779.7 sq. feet)



## First Floor

Approx. 44.8 sq. metres (481.8 sq. feet)



Total area: approx. 117.2 sq. metres (1261.4 sq. feet)

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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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