

HUNTERS®

HERE TO GET *you* THERE



Edge Lane

Mottram, Hyde, SK14 6SE

Asking Price £765,000



Hunters are delighted to bring to the sales market this spectacular listed grade 2 farmhouse that has undergone a full refurbishment. This four bedroom home has the best of both worlds with the far reaching views and semi rural location along with all the local amenities such as the M67 motorway, Tesco supermarket and network of good local schools. The current owner has embraced the period features such as exposed beams and brick walls, whilst delivering a touch of decadence.

In brief the property offers entrance hall, snug, lounge, dining room, utility room, kitchen, guest room with ensuite and home office. To the first floor are four bedrooms, one with ensuite and family bathroom. The external offers parking to the front with outhouse, patio area to the rear and a garden to the front offering stunning views of the countryside.

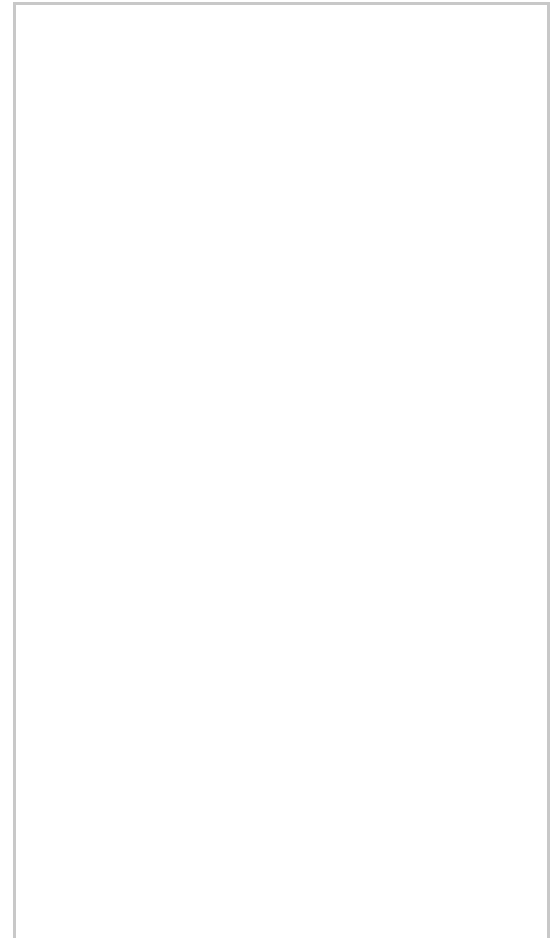


LOUNGE 18'4" x 14'4" (5.59 x 4.39)
 DINING ROOM 13'10" x 9'10" (4.24 x 3.00)
 KITCHEN 15'1" x 14'11" (4.60 x 4.55)
 SNUG 18'2" x 15'5" (5.54 x 4.70)
 GUEST ROOM 12'0" x 8'3" (3.68 x 2.54)
 HOME OFFICE 15'5" x 7'4" (4.70 x 2.25)
 UTILITY ROOM 11'3" x 8'2" (3.43 x 2.51)
 BEDROOM 1 18'9" x 13'6" (5.74 x 4.14)
 BEDROOM 2 15'5" x 15'1" (4.70 x 4.62)
 BEDROOM 3 15'7" x 13'10" (4.75 x 4.24)
 BEDROOM 4 10'5" x 9'1" (3.20 x 2.77)

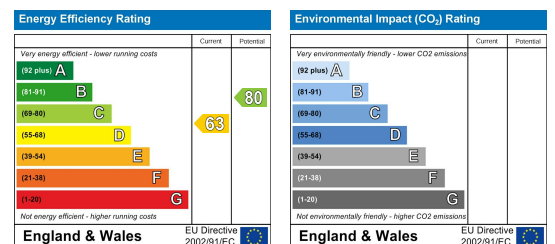
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.