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16 Heather brow, SK15 2UN



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## Offers Over £350,000

Presenting this fabulous four-bedroom, semi-detached house for sale in the Mottram Rise area. In good condition, this property is the epitome of a family home, situated in a quiet cul-de-sac, and nestled in a highly sought-after location.

The property hosts a well-proportioned lounge/dining room, bathed in natural light and graced with a charming bay window and a cosy fireplace, making it the perfect place for family gatherings. The kitchen is a delight for those who enjoy cooking, with an abundance of natural light, plenty of storage and a convenient breakfast bar.

Upstairs, the property boasts four spacious bedrooms, with the main bedroom benefitting from an ensuite bathroom equipped with an enclosed shower. In total, the property houses two bathrooms, ensuring ample space for a growing family.

The additional features of this property are notably impressive patio doors lead from the dining area to a tiered garden, offering a private, not overlooked space to relax in the great outdoors. The property comes with a garage and additional parking, a rare and valuable asset in this bustling locality.

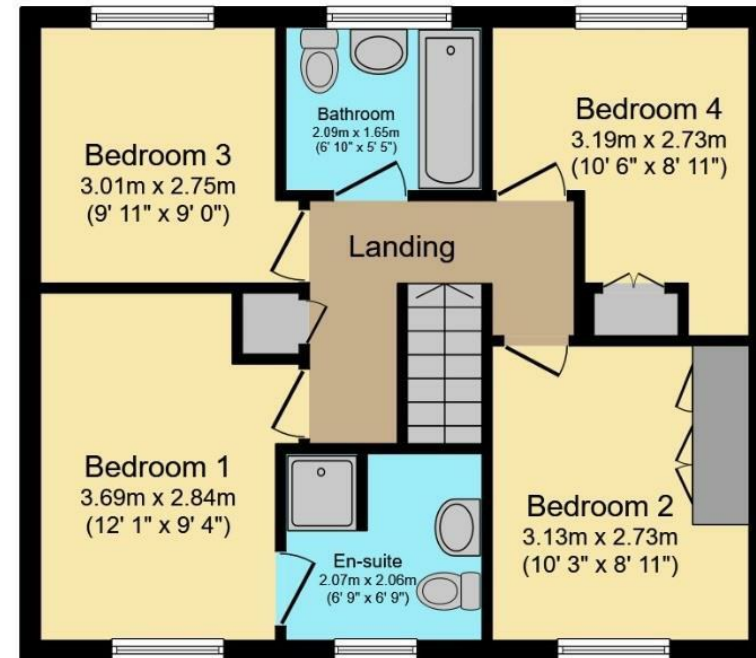
When it comes to location, this property truly shines. It is conveniently located near public transport links, local amenities and reputable schools. The surrounding area offers an abundance of green spaces, nearby parks, walking and cycling routes, perfect for those who enjoy an active lifestyle.

The property has an EPC rating of D and falls under the council tax band D. This is a wonderful opportunity for families seeking a home that combines comfort, convenience, and character.

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**Ground Floor**

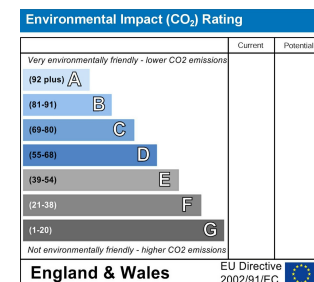
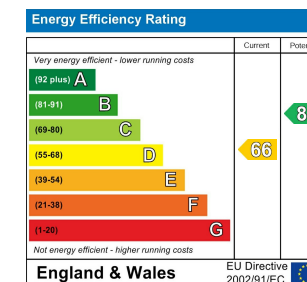


**First Floor**

Total floor area 105.4 sq.m. (1,134 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Lounge/Dining Room

21'2 x 16'3

Kitchen

16'5 x 8'3

Bedroom 1

12'1 x 9'4

Bedroom 2

10'3 x 8'11

Bedroom 3

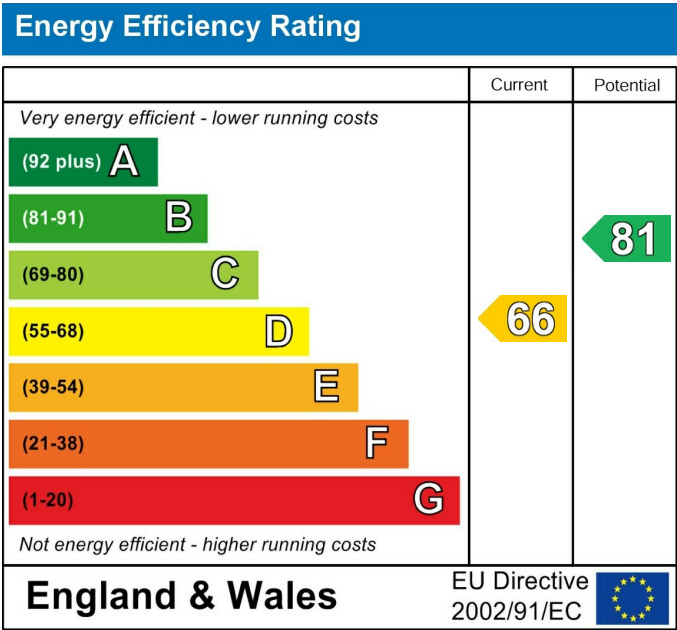
9'11 x 9'0

Bedroom 4

10'6 x 8'11

Garage

16'10 x 9'7



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. 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.



















