



jordanfishwick

37 OLD ROAD MOTTRAM HYDE SK14 6LW
£745,000

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**** SEE OUR VIDEO TOUR **** A stunning bay fronted Edwardian home, set back from the road in an elevated position and standing in large private gardens. This immaculately presented property is guaranteed to impress with many original features and more modern additions. Briefly the living space includes a welcoming entrance hall, a 17 ft through lounge, a front sitting room with large bay window and currently used as a study, a second 21ft sitting room/dining room, downstairs wc and then the hub of the house is a magnificent breakfast kitchen with integrated appliance, polished quartz tops, skylights and French windows. Upstairs there are four bedrooms, the two largest with front bay windows and a luxury period style bathroom with a freestanding slipper bath and walk-in shower. Attached garage with electric roll over door and utility room. Outside, this property and next door are approached by a sweeping driveway with ample parking space and the rear garden includes a useful garden room/home office. Energy Rating D

GROUND FLOOR

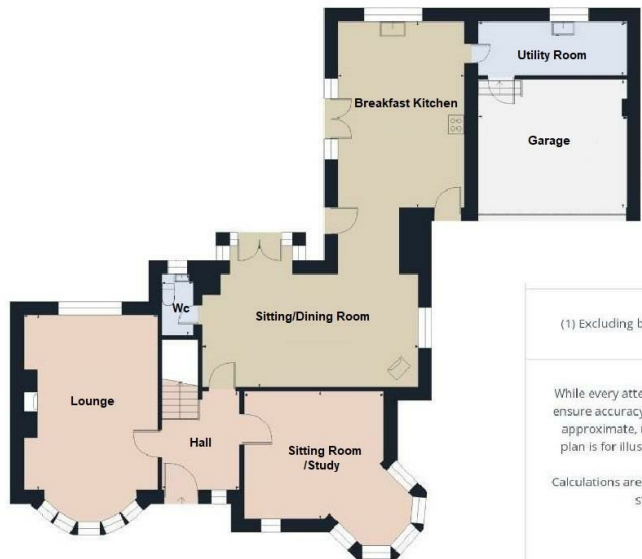
- Entrance Hall**
Original front door with stained glass
Stairs leading to the first floor
Doors leading off to:
- Lounge**
17'10 (plus bay) x 13'6
Through room
Front bay with window seating
Period fireplace
French windows out to the rear garden
- Sitting Room/Study**
14'0 x 13'0 (max meas plus bay)
Large front bay with window seating
Period fireplace
- Sitting/Dining Room**
21'10 x 11'4 (plus bay)
Dual functioning room
Gas stove
French doors leading out to the rear garden
Opening through to the kitchen
- Downstairs Wc**
Low level wc and combined wash hand basin
- Breakfast/Kitchen**
18'6 x 13'0 plus 6'9 x 6'5
Stylish & Functional
Integrated appliances
Central Island and breakfast bar
Skylights & French Windows
- Utility Room**
14'7 x 5'7
Fitted units & sink
Space for American style fridge
Internal door to the garage

- Master Bedroom**
13'6 x 12'6 (max meas plus bay)
Large front bay with window seating
- Bedroom Two**
14'0 x 13'2 (plus bay)
Front bay window
- Bedroom Three**
11'5 (to robes) x 9'0
Rear window
Fitted wardrobes
- Bedroom Four**
8'2 x 8'4 9max) 7'3 (min)
Rear window
- Bathroom**
Period style suite
Freestanding slipper bath with ball and claw feet
Twin wash hand basins
Walk-in shower

OUTSIDE

- Attached Garage**
15'3 x 13'2
Electric remote controlled roll over door
Mezzanine storage
- Garden Room/Home Office**
Power and light
Decked frontage
- Gardens**
Patio area and raised lawn
Two garden sheds

Agents Notes - HMRC Directive
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
2406 ft²
223.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

