



## 35 Mottram Moor, Mottram

£170,000 Freehold

FREEHOLD & CHAIN FREE • Stone Cottage • Lounge • True Kitchen/Diner • Conservatory • Two Bedrooms  
• Four Piece Bathroom • Private Rear Courtyard Style Garden • Mottram Village Location • Well Positioned  
for M60 Motorway Networks



Presenting this charming two bedroom mid-terraced stone cottage, offered on a freehold basis and with the benefit of being chain free.

Situated in the heart of Mottram Village, this delightful home blends character features with modern comforts. The property welcomes you with a spacious lounge, perfect for relaxing or entertaining guests.

The true kitchen/diner provides ample space for family meals and gatherings, while the adjoining conservatory offers a light-filled retreat overlooking the garden.

Upstairs, you will find two bedrooms and a contemporary four piece bathroom, complete with both a bath and a separate shower.

The cottage is well positioned for easy access to the M60 motorway networks, making it ideal for commuters and those seeking convenient travel links.

The outside space further enhances the appeal of this property. To the rear, there is a private, paved courtyard-style garden.

Perfect first home or buy to let investment

Council Tax band: A

Tenure: Freehold



### Lounge

11' 4" x 12' 10" (3.45m x 3.92m)

PVC double-glazed window to the front elevation, wall-mounted radiator, meter point cupboard, ceiling light point, stairs to the first floor, internal door through to the kitchen diner.

### Kitchen

10' 2" x 11' 4" (3.11m x 3.45m)

This is a true kitchen diner featuring a variety of both high and low fitted kitchen units. The design includes contrasting work surfaces and splashback tiling. It is equipped with an integrated electric oven and a four-ring induction hob, alongside an overhead extractor fan. There's a boiler housing, a stainless steel sink with a draining unit, and a mixer tap. A PVC double-glazed window overlooks the rear elevation, while ceiling spotlights and a wall-mounted radiator enhance the space. Additionally, a PVC double-glazed external door provides access to the conservatory.



### Conservatory

8' 10" x 8' 11" (2.68m x 2.73m)

PVC double-glazed conservatory to the rear elevation, two wall light points, spotlights, wall-mounted radiator, external door providing access to the rear garden.

### Main bedroom

11' 3" x 9' 5" (3.43m x 2.86m)

A double bedroom with PVC double-glazed window to the front elevation, a wall-mounted radiator, ceiling light point





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**GARDEN**

Private rare paved garden

