jordan fishwick

34 CHURCH BROW MOTTRAM HYDE SK14 6JJ

£498,000

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** SEE OUR VIDEO TOUR ** Standing in the shadow of Mottram Church and forming part of the Mottram Conservation Area, this stunning, split-level detached family home enjoys far reaching views over the neighbouring field and as far as Manchester, all of which is guaranteed to impress! The property, which has undergone a considerable program of improvements and updating over the last couple of years, now offers beautifully presented living space, ideal for the modern day family. Briefly comprising of an entrance vestibule, hallway opening to the refitted kitchen at the front and on the same level, a luxuriously appointed bathroom. Steps lead down to a split-level dining area and lounge which has a fireplace with a multi-fuel stove and a door leads out onto the rear sun terrace. A master bedroom with fitted wardrobes and three further bedrooms. Driveway, attached double garage with electric remote controlled roll over door and rear gardens. Energy Rating C

GROUND FLOOR

Entrance Vestibule
Composite front door, central heating radiator, pvc double glazed front window and Oak door with stained glass leading through to:

Hallway
Split-level with two central heating radiators, herringbone engineered oak flooring, built-in cloaks cupboard, door to the garage and opening to:

Kitchen
11'11 x 11'11
Fitted with a range of shaker style kitchen units including base cupboards and drawers, integrated dishwasher, wine rack, White Quartz tops over with an inset stainless steel sink and mixer tap, larder cupboard, split-level electric oven, microwave and induction hob, wall cupboards and integrated fridge freezer, herringbone engineered oak flooring, pvc double glazed front window with plantation shutters and a composite side door leading out to a private patio area.

Bathroom
Luxuriously appointed with a four piece white suite including a freestanding oval bath and mixer tap, low level wc and floating vanity unit with wash hand basin and mixer tap, walk in shower enclosure and designer towel radiator, pvc double glazed front window.

LOWER GROUND FLOOR

Dining Area
13'11 x 8'6
Pvc double glazed side window with plantation shutter blinds, central heating radiator, spindled balustrade overlooking the lounge and steps down to:

Lounge
17'10 x 13'10
Large pvc double glazed rear window taking full advantage of the open rear aspect, central heating radiator, multi-fuel burning stove with timber mantle and raised hearth, pvc double glazed door leading out onto the sun terrace and rear garden.

Bedroom One
12'3 (plus robes) x 9'8
Pvc double glazed rear window with plantation shutter blinds, central heating radiator and fitted wardrobes.

Bedroom Two
11'1 x 9'1
Pvc double glazed rear window with plantation shutter blinds and central heating radiator.

Bedroom Three
11'10 x 6'5
Pvc double glazed side window and central heating radiator.

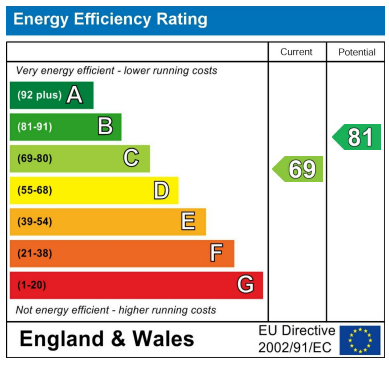
Bedroom Four
7'6 x 7'0
Pvc double glazed rear window with plantation shutter blinds and central heating radiator.

OUTSIDE

Attached Double Garage
17'5 x 15'4
Electric remote controlled roll over door, power and light, utility area with plumbing for an automatic washing machine, work top and stainless steel sink, electric and gas meters, Worcester gas fired combination boiler, access to the loft space and pvc double glazed side window.

Gardens
The property has a front garden and driveway, a private patio area at the side, a raised sun terrace at the rear and established garden enjoying a sunny Westerly rear aspect.

Or ref: Cms/cms/0715/26



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