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5 The Smithy Mottram Moor, Hyde, SK14 6LB

Offers Over £290,000

There is no doubting that The Smithy is a truly wonderful location. Set back just behind Mottram Moor, this really is a "blink and you'll miss it" spot - but what a hidden gem it is! Backing directly onto open countryside, the views here are nothing short of spectacular, and with its beautiful stone frontage and spacious accommodation set over three floors, the home itself is just as impressive.

As you arrive, you are greeted by driveway parking, with additional permit parking available. Step through the front door into a welcoming entrance hallway, with a handy WC just off. To the rear of the home lies the open plan lounge and kitchen - a superb space designed for modern living. With bi-fold doors framing that stunning countryside backdrop, there is plenty of room for both relaxing and entertaining. In the warmer months, simply throw open the doors and bring the outside in.

Up on the first floor, you will find two well proportioned double bedrooms, a family bathroom, and a versatile office space which has previously been used as a single bedroom - ideal for those working from home or needing that extra flexibility.

Continue to the second floor where the master suite awaits.....and what a suite it is! With ample built-in wardrobes and a stylish en suite shower room, it already impresses,

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The location offers the perfect balance of rural charm and everyday convenience. Stalybridge Road provides easy access to key routes including the M67, A57 (Snake Pass), and M60, making commuting straightforward. Families are well catered for with a selection of nearby schools including Mottram C of E Primary, Longendale, and Alder High Schools.

Everyday amenities are close at hand too, with a convenience store, post office, church, library, and Tesco Superstore all within easy reach. For those who enjoy the outdoors, there are also plenty of scenic walking routes right on your doorstep.

Hallway
Stairs to first floor. Understairs storage. Radiator. Ceiling light. Door to:

WC
Fitted with white two piece suite comprising of WC and hand wash basin. Double radiator. Window to side elevation. Ceiling light. double radiator.

Open Plan Living
20'11" x 16'1" (6.38m x 4.90m)
Kitchen fitted with matching range of base and eyelevel cream gloss units with coordinating oak block style worktops over. 1 1/2 bowl stainless steel sink with mixer tap and drainer. Built in electric oven with four ring gas hob and extractor hood over. Plumbed for automatic washing machine. Space for slimline fridge freezer. Tiled flooring. Downlights to ceiling. Laminate flooring to lounge area with downlights to ceiling, double radiator, window to rear elevation and bifold doors opening out to rear garden.

Stairs and Landing
Radiator. Doors to bedrooms Two and Three, Office and family bathroom. Ceiling light. Stairs to second floor.

Bedroom Two
11'7" x 9'2" (3.53m x 2.80m)
A spacious double bedroom with fit with sliding mirrored doors. Window to rear elevation with stunning views over nearby countryside. Ceiling light. Double radiator.

Bedroom Three
9'0" x 9'1" (2.75m x 2.77m)
Another bedroom of double proportions with window to front elevation, double radiator, and ceiling light.

Office
6'1" x 7'4" (1.86m x 2.24m)
Window to front elevation. Radiator. Ceiling light. Built in storage.

Bathroom
Fitted with white three-piece suite comprising of bath with glass shower screen and mains fed shower over, WC, and hand wash basin. Tiled flooring. Heated towel rail. Downlights to ceiling. Extractor fan. Window to rear elevation.

Master Bedroom
20'8" x 16'1" (6.30m x 4.89m)
A stunning master bedroom suite fitted with laminate flooring with downlights to ceiling and a run of fitted wardrobes. Large velux window to rear which opens out into balcony with gorgeous views of countryside beyond. Velux window to front elevation. door to:

En-suite
Fitted with three-piece suites comprising of corner shower enclosure with electric shower, WC, and wash handbasin. Downlights to ceiling. Skylight. Heated towel rail. Extractor fan.

Eaves Storage
Open plan to bedroom.

Outside and Gardens
Driveway parking to front with additional permit parking.

Private enclosed low maintenance rear garden backing onto open countryside.

Additional Information
Tenure: Leasehold
EPC Rating: C
Council Tax Band: C







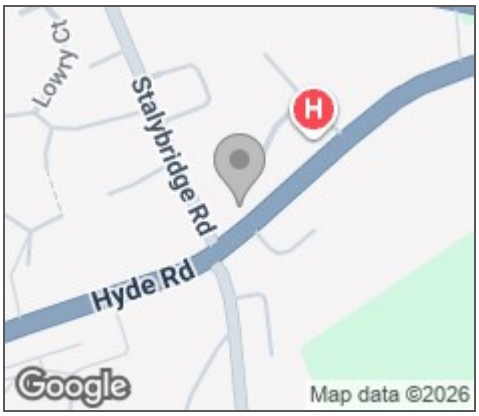






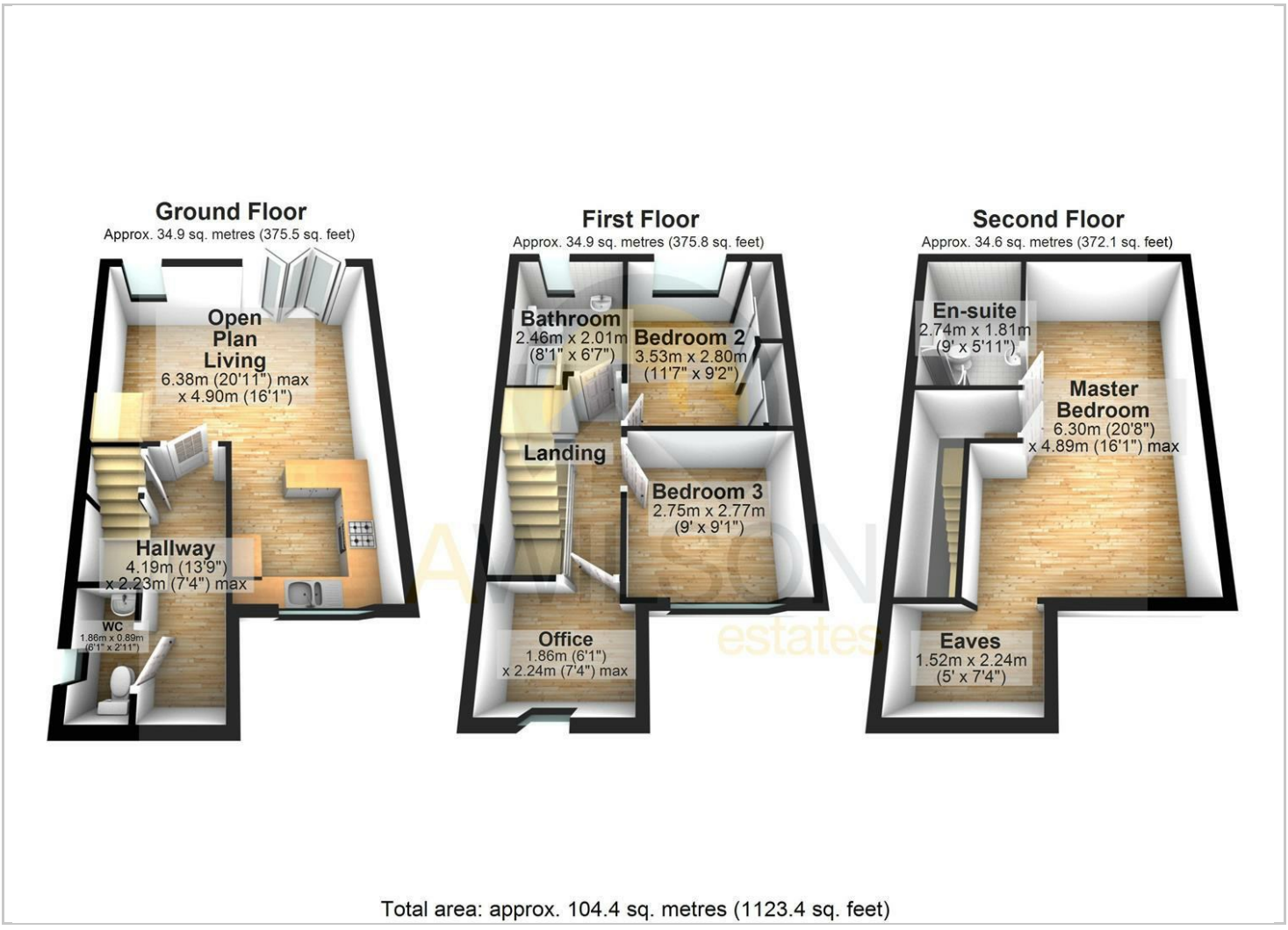






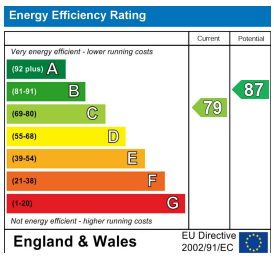


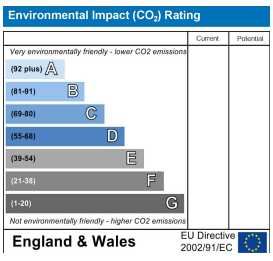




Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU
Lettings 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com **www.awilsonestates.com**