



Mottram Road

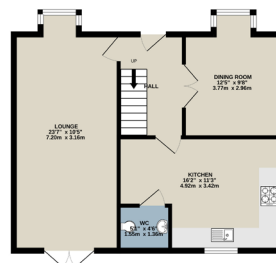
- Hyde -

A spacious family home on a sought after estate with excellent transport links.

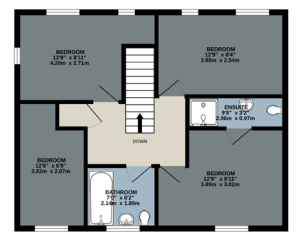
KEY POINTS

- Fabulous family home
- Four spacious bedrooms
- Off Road Parking and Garage
- Walking Distance to Godley Railway Station
- Close to Motorway Networks
- Countryside on Your Doorstep
- No Chain

GROUND FLOOR
585 sq ft. (54.4 sq.m.) approx.



1ST FLOOR
568 sq ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq ft. (107.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the floor plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The intended, actual and potential dimensions and measurements are shown for each room. All dimensions are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The intended, actual and potential dimensions and measurements are shown for each room. All dimensions are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase.



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Welcome to Mottram Road, a fabulous family home in a great position waiting for a new family to enjoy all its fabulous features.

Enter through the front door to be greeted by a large hallway which welcomes you in, turn left and you have a stylish dining room for all the family to enjoy breakfast and Sunday brunch together. If a formal dining room isn't your thing – this would make the perfect extra space for watching sport!

Next on the left is your family kitchen. You have lots of space for all your usual appliances and ample work surfaces for cooking up a feast for all the family. A great social space with room for a breakfast table so you can enjoy the company whilst cooking. A fabulous wc is perfect for guests or little ones so they don't have to venture far.

Wander through into the lounge, there will be no arguing where to sit, with bags of space for all your sofa combinations. Enjoy a cosy film night with family and friends around the fire or relax with your patio doors open and let in the summer sun whilst you BBQ.

With access to the pretty rear garden which wraps around the property and a window so you can watch over the children whilst relaxing in the lounge.

Why View

The first floor is also well designed for families and visiting friends. The principal bedroom is light and bright, space for wardrobes and the amazing en-suite shower room gives you the perfect haven to retreat to after a long day.

Two further double bedrooms sit at the front of the property with a single at the rear overlooking the garden which is ideal for a toddler or a home office for those working from home.

To complete the first floor is the spacious family bathroom, perfect for starting your day.

You have a sunny rear courtyard style garden for all of your patio furniture, enjoy with a morning cup of tea or watch the sun go down with friends and a glass of fizz. A further lawned area to the side of the house is perfect for those with young children.

You have a walkway to the rear of the property where you will find your garage and off-road parking for one car with a further lawned area which is perfect for a kitchen garden. The front garden sets the house back from the road for privacy.

Where it is

Mottram Road is the perfect place for a family to enjoy but within easy reach of fantastic facilities.

A short walk away is Godley Train station where you can easily get into Manchester City Centre for work or pleasure.

Lovely countryside walks are on the doorstep, with a large Tesco a few minutes' drive away and all the amenities you could need close by.

The motorway network is on hand for travel to work via the M60/M67 or into the Peak District for walks/cycling.



TECHNICAL DETAILS

- Freehold
- Council tax band: D
- Boiler location: Kitchen
- Boiler type: Gas combination
- Gas central heating
- Double glazed
- Off road parking & garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	79	89
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EPC Directive 2002/91/EC	

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