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1 Four Lanes, Hyde, SK14 6PP

Offers Over £300,000

If space, flexibility and a great location are high on your wish list, this three bedroom semi detached home on Four Lanes in Mottram is definitely one to take a look at. Offering spacious accommodation, a modern kitchen diner, a conservatory with a solid roof and a private rear garden, there is plenty here to get excited about, with further potential to create a home that works for you.

Starting outside, the property has a driveway providing off road parking, alongside a front lawn that adds to the kerb appeal. Step through the front door and into a spacious entrance hall, with access through to the lounge. Positioned at the front of the house, this is a comfortable reception room with a bow window bringing in natural light and newly fitted carpets giving it a fresh feel.

Moving through to the rear, the modern kitchen diner is well suited to busy mornings, family mealtimes and catching up with friends. Double doors open directly onto the rear garden, making it easy to enjoy the outside space during the warmer months.

Just off the kitchen, the conservatory gives you another useful reception area. Thanks to its solid roof, it is a space you can make use of throughout the year, whether you

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The location is another big plus. Mottram offers a friendly village setting, with local shops, everyday amenities and schools within easy reach. You are also well placed for nearby Stalybridge, Hyde and Glossop, giving you plenty of choice for shopping, restaurants and leisure facilities. For those who enjoy getting outdoors, the surrounding hills and countryside provide plenty of opportunities for walks, while access to the A57 makes travelling further afield towards Manchester and the Peak District straightforward.

Entrance Hall
Window to side elevation. Stairs leading to first floor. Door to:

Lounge
14'11" x 12'10" (4.55m x 3.91m)
Newly fitted carpet. Radiator. Ceiling light. Bow window to front elevation. Door leading to kitchen.

Kitchen/Diner
8'10" x 16'0" (2.69m x 4.88m)
Fitted with matching range of base and eye level units with coordinating worktops over. Integrated stainless steel sink with mixer tap. Built in eye level electric oven. Four ring electric hob with extractor over. Double radiator. Two ceiling lights. Window to rear elevation. Double doors leading out to rear garden.

Conservatory
13'8" x 8'1" (4.17m x 2.46m)
A conservatory fitted with solid roof meaning this is a room that can be enjoyed all year round. Amtico flooring. Downlights to ceiling. Feature electric fireplace.

WC
2'7" x 5'0" (0.79m x 1.52m)
Window to side. Fitted with WC and hand wash basin. Ceiling light.

Integral Garage
18'4" x 8'3" (5.59m x 2.51m)
Fitted with electric and power. Up and over garage door to front. Plumbed for automatic washing machine. Space for tumble dryer.

Stairs and Landing
9'11" x 5'9" (3.02m x 1.74m)
Window to side. Airing cupboard. Door to:

Bedroom One
12'1" x 9'11" (3.68m x 3.02m)
Newly fitted carpet. Window to rear elevation. Radiator. Ceiling lights. Fitted wardrobes.

Bedroom Two
11'6" x 9'11" (3.50m x 3.02m)
Window to front elevation. Radiator. Ceiling light. Fitted wardrobes.

Bedroom Three
8'1" x 6'8" (2.47m x 2.02m)
Window to front elevation. Downlights to ceiling. Fitted wardrobes.

Bathroom
5'5" x 5'9" (1.65m x 1.75m)
A fully tiled bathroom fitted with three piece suite comprising of panelled bath with glass shower screen and electric shower over, WC, and vanity unit with inset sink. Downlights to ceiling. Window to rear elevation. Chrome heated towel rail.

Outside and Gardens
To the Front of the property is a blocked paved driveway leading to garage with an area laid to lawn.

To the Rear of the property is an enclosed garden laid to lawn with mature plants and shrubs, gated access to the side, pathway with outside water tap point, security light, power point,stone paved seating areas and wooden decking patio area.

Additional Information
Tenure: Freehold
EPC Rating: D
Council Tax Band: C













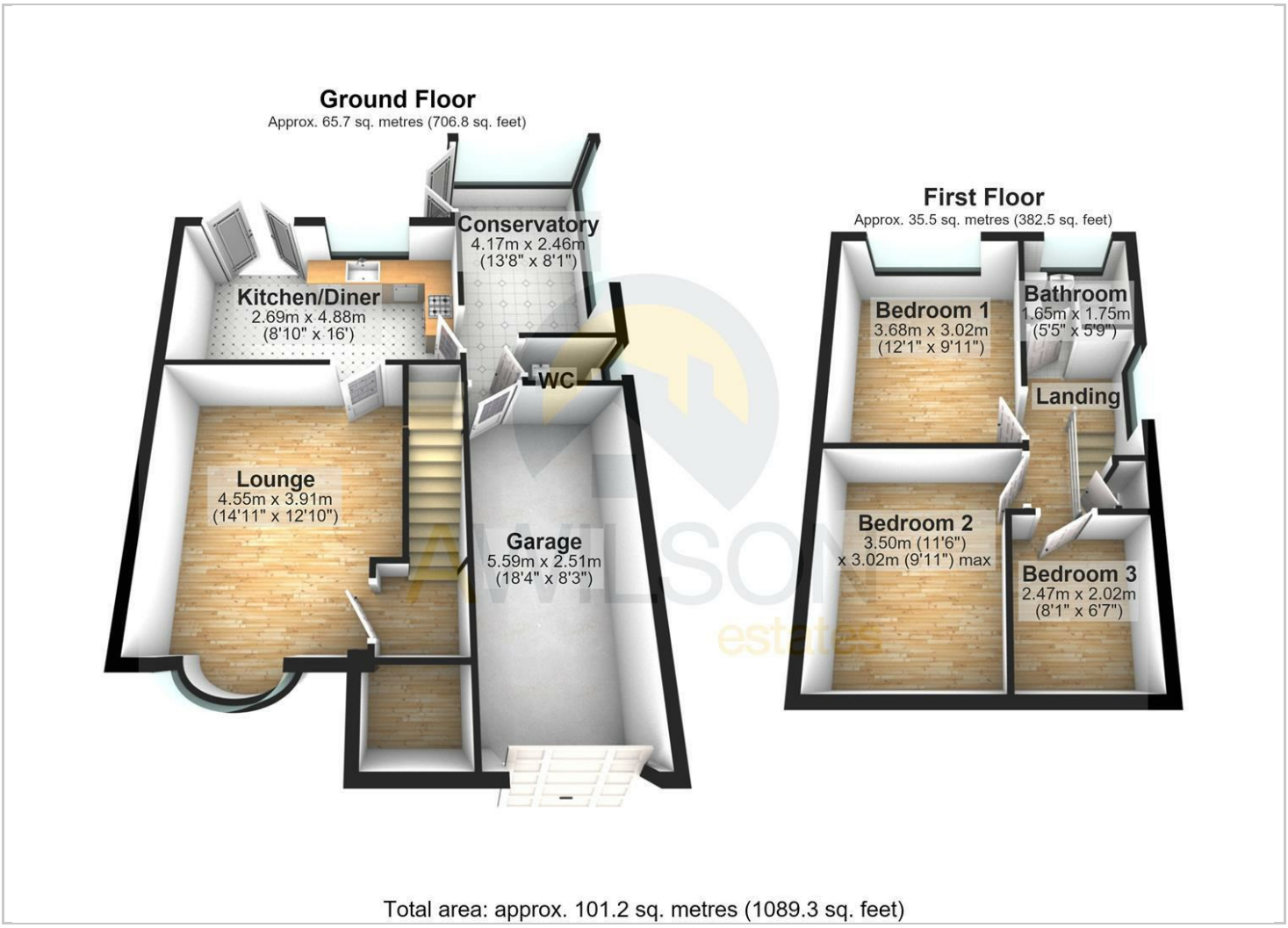






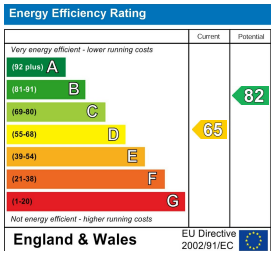


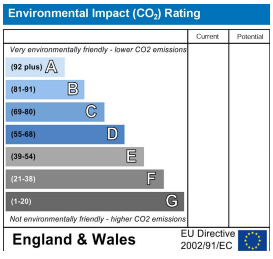




Viewing

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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