



jordan fishwick

4 THE OLD COACH HOUSE MOTTRAM ROAD HYDE SK14 3BT
Guide Price £325,000

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**** SEE OUR VIDEO TOUR **** One of only four, 2016 built, semi-detached family houses, enjoying an open forward aspect over farmland and offered for sale with No Onward Chain. This immaculately presented property has since had many further enhancements made by the current owners and is now guaranteed to impress! Briefly comprising an entrance hall, downstairs wc, open plan lounge with bi-fold opening doors and contemporary kitchen with granite tops and appliances, a separate dining room whilst upstairs, there are three bedrooms and a luxurious Marble tiled shower room. Off road parking at the front and an enclosed, sunny South facing rear garden with glass roofed pergola, composite decked area, artificial lawn and raised flower beds. Energy Rating C

GROUND FLOOR

Entrance Hall

Double glazed composite front door, laminate wood flooring, stairs leading to the first floor with a glass balustrade, understairs fitted storage and doors to:

Downstairs Wc

A white close coupled wc and half pedestal wash hand basin with mixer tap, central heating radiator and cupboard housing the gas fired central heating boiler, pvc double glazed front window.

Lounge

15'4 x 14'8

With double glazed bi-fold opening doors leading out to the rear garden, central heating radiator, laminate flooring, double opening doors to the dining room and opening to:

Kitchen

8'6 x 7'9

A range of fitted contemporary handleless kitchen units finished in grey and including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, polished Granite work tops over with an inset single drainer stainless steel sink unit with mixer tap, breakfast bar, ceramic hob and filter hood over, matching wall cupboards, integrated fridge freezer, pvc double glazed front window and tiled flooring.

Dining Room

16'5 x 8'0

Pvc double glazed front and rear windows, central heating radiator and laminate flooring and electric consumer unit.

FIRST FLOOR

Landing

Glass balustrade, central heating radiator, access to the loft space and doors leading off to:

Bedroom One

15'5 x 10'10 (max) 8'4 (min)

Two pvc double glazed rear windows and central heating radiator.

Bedroom Two

12'0 x 8'0

Pvc double glazed front window and central heating radiator.

Bedroom Three

16'6 x 6'1 (min to storage)

Partly restricted head height, two Velux double glazed skylight windows, two central heating radiators and bespoke fitted wardrobes/storage.

Shower Room

Marble tiled wall and floor, walk -in shower and shower screen, wash hand basin with mixer tap and vanity unit, close coupled wc, two pvc double glazed front windows and designer central heating radiator.

OUTSIDE

Gardens

There is off road parking and a small garden area at the front of the property and an enclosed South facing rear garden which includes a decked area with glass covered pergola, artificial lawn and raised flower beds.

Our ref: cms/cms/1008/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	