

# HUNTERS<sup>®</sup>

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## Lodge Court

Mottram, Hyde, SK14 6LY

Asking Price £480,000



This detached four-bedroom house is offered for sale in Hyde, within the Mottram area, and presents an immaculate interior arranged to suit family living.

The ground floor features a reception room with large windows providing a pleasant garden view, creating a bright and comfortable main living space. An open-plan kitchen forms the heart of the home, benefiting from natural light, a defined dining space and a breakfast area. From here, there is direct access to the garden, ideal for family use and everyday practicality. A w.c is also provided on the ground floor.

Upstairs, there are four double bedrooms, including a master bedroom, offering flexible accommodation for families needing generous sleeping and study space. The property includes one main bathroom. An EPC rating of C indicates a relatively efficient home in terms of energy performance.

Externally, the house benefits from a private garden, parking and a single garage, supporting both storage and vehicle needs.



- Lounge 18'6 x 11'4 (5.64m x 3.45m)
- Kitchen/Diner 28'2 x 11'0 (8.59m x 3.35m)
- Bedroom 1 16'2 x 11'3 (4.93m x 3.43m)
- Bedroom 2 12'5 x 11'3 (3.78m x 3.43m)
- Bedroom 3 11'3 x 8'0 (3.43m x 2.44m)
- Bedroom 4 11'3 x 6'11 (3.43m x 2.11m)
- Bathroom 8'9 x 7'0 (2.67m x 2.13m)
- Garage 18'1 x 14'9 (5.51m x 4.50m)

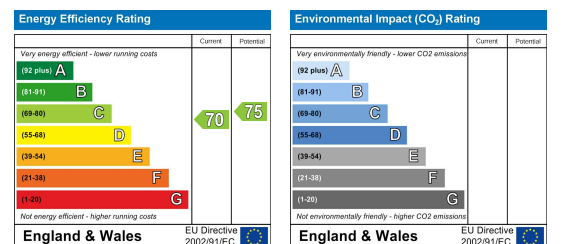
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.