

ANY
PART EXCHANGE
WELCOME



Pear Tree Cottage
Mottram St Andrew, SK10 4LJ

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Lees Lane, Mottram St Andrew, SK10 4LJ

Entering the property via secure electric gates you will find yourself in a generous front garden with private parking for several vehicles with pockets of landscaping incorporated.

Standing still in the spacious entrance hallway you will be pleased to find a WC/cloakroom and a striking staircase leading you to the first floor.

From the spacious entrance hallway you can enter the sizable modern lounge with French doors which lead you onto the rear patio, the windows and French doors invite in plenty of natural light. The second reception room – the sitting room – can be found on the opposite side of the house to the lounge and offers additional space for the whole family to enjoy.

At the centre of the home is a large open plan kitchen and dining area. It is finished to an exacting standard. For a less formal seating area you can make use of the attractive breakfast bar or, for a more formal occasion, move into the dining area to make use of the space there. The open plan layout with access into the rear garden is ideal for entertaining friends and family.

Travelling to the first floor you will be pleased to find 3 individually styled double bedrooms off the roomy landing area with the main bedroom benefiting from fitted wardrobes and a modern en-suite bathroom. The first floor contemporary bathroom can be found near the second and third bedrooms.

The Current Owners Love:

- South facing lawn which gets the sun from 10am till sunset in the summer.
- Bar-room which is fantastic for entertaining.
- Amazing country views.

We Have Noticed:

- Idyllic semi rural location in the beautiful Mottram St Andrew.
- Spacious modern dining kitchen, ideal for entertaining.
- Immaculately presented throughout.





Key Features:

- Great semi rural location - only a short drive to Bramhall, Wilmslow and surrounding areas
- Spacious open plan kitchen and dining area
- Master bedroom with ensuite
- Finished to a high standard throughout
- Two reception rooms
- Generous Gardens

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Viewing: Strictly by appointment only through Shrigley Rose

Property Summary:

Ground Floor

Lounge 19'6" x 12'11" (5.95m x 3.95m)

Kitchen/Dining Room 19'6" x 25'7" (5.95m x 7.80m)

Sitting Room 16'0" x 16'8" (4.90m x 5.10m)

WC

First Floor

Master Bedroom 19'6" x 16'0" (5.95m x 4.90m)


Ensuite

Bedroom 2 9'8" x 14'1" (2.95m x 4.30m)

Bedroom 3 9'6" x 14'1" (2.90m x 4.30m)

Bathroom

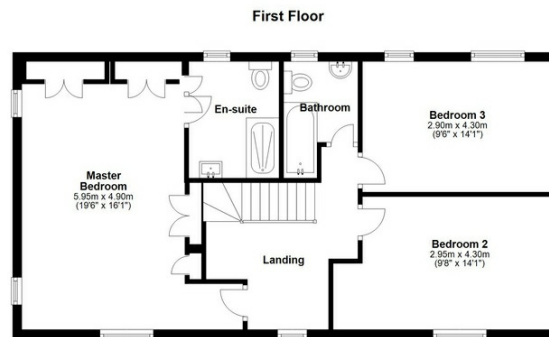


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



Total area: approx. 166.5 sq. metres (1792.6 sq. feet)



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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.