MCDERMOTT & CO

THE PROPERTY AGENTS







£200,000 Offers Over

4 Montague Way, Stalybridge, SK15 1AL

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McDermott & Co are proud to present this beautifully presented three-bedroom mid-terrace home, occupying a pleasant position on Montague Way, Stalybridge. Finished in a contemporary style throughout, this attractive property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, young families and professionals alike.

The accommodation briefly comprises an entrance hallway, spacious lounge with direct access to the rear garden, modern fitted kitchen and a contemporary shower room. To the first floor are three well-proportioned bedrooms, all benefiting from an abundance of natural light and practical living space.

A particular feature of the property is the bright and modern interior, complemented by neutral décor, stylish flooring and a practical layout suited to modern family living. The home is ready for immediate occupation and offers comfortable accommodation throughout.

Hallway
10'5 x 6'8 (3.18m x 2.03m)
A bright and stylish entrance hallway featuring wood-effect herringbone flooring, ceiling lighting and a staircase rising to the first floor with painted balustrading and decorative black handrails. Benefiting from a uPVC entrance door with glazed side panel allowing natural light into the space, the hallway provides access to the principal ground-floor accommodation and creates an impressive first impression of the home.

Beautifully presented throughout, the contemporary décor and modern flooring complement the high standard of finish found across the property.

Lounge
14'7 x 14'11 (4.45m x 4.55m)
A spacious and stylish lounge featuring a large rear-facing sliding patio door allowing an abundance of natural light and providing direct access to the rear garden. Benefiting from attractive herringbone-effect flooring, ceiling light fitting, wall lighting and a radiator, the room offers ample space for a range of lounge furniture.

A particular feature is the contemporary wall-mounted electric fire, creating an attractive focal point and enhancing the modern feel of the room. Overlooking the private rear garden, this bright and comfortable reception room is ideally suited to both everyday living and entertaining.

Kitchen
10'10 x 8'0 (3.30m x 2.44m)
A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an electric oven, electric hob and built-in microwave, together with space and plumbing for additional appliances.

Benefiting from wood-effect flooring, ceiling spot lighting and a large front-facing window allowing plenty of natural light, the room enjoys a bright and airy feel throughout. Offering ample storage and workspace, this practical kitchen is ideally suited to everyday living and overlooks the open green space to the front of the property.

Stairs & Landing
10'8 x 5'11 (3.25m x 1.80m)
A staircase with fitted carpeting rises from the entrance hallway to the first-floor landing, featuring painted balustrading and handrails. Benefiting from fitted carpeting, ceiling lighting and a loft hatch providing access to the roof space, the landing provides access to all first-floor accommodation.

Bright and well presented throughout, the space enjoys a neutral finish and creates a practical connection between the bedrooms and bathroom, complementing the accommodation on offer.

Bedroom One
14'6 x 8'9 (4.42m x 2.67m)
A spacious double bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook over the surrounding greenery. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

Finished in neutral tones throughout, this bright and comfortable bedroom provides an ideal principal bedroom and benefits from generous proportions suitable for modern family living.

Bedroom Two
10'8 x 7'9 (3.25m x 2.36m)
A well-proportioned bedroom featuring a front-facing window allowing plenty of natural light and enjoying a pleasant outlook. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers space for a bed and additional bedroom furniture.

Currently utilised as a nursery, this bright and versatile room is equally suited as a child's bedroom, guest room or home office, providing flexible accommodation to suit a variety of requirements.

Bedroom Three
8'8 x 6'0 (2.64m x 1.83m)
A well-proportioned bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook over the rear garden. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers space for a bed and additional bedroom furniture.

Currently utilised as a dressing room, this bright and versatile room is equally suited as a bedroom, nursery, guest room or home office, providing flexible accommodation to suit a variety of requirements.

Shower Room
5'6 x 6'10 (1.68m x 2.08m)
A contemporary shower room fitted with a three-piece suite comprising a walk-in shower enclosure with glazed sliding screen, vanity wash hand basin with storage beneath and a concealed cistern WC. Complemented by full-height modern wall tiling, wood-effect flooring, recessed spot lighting, a chrome heated towel rail and a frosted rear-facing window providing natural light and ventilation.

Finished in a modern style throughout, this attractive shower room provides a practical and well-appointed space serving the first-floor accommodation.

External
To the front, the property benefits from a lawned garden with a pathway leading to the entrance door, creating an attractive approach to the home.

To the rear, the property enjoys a private enclosed garden designed for ease of maintenance, featuring a substantial paved patio area, decorative gravel borders and a raised feature planter. Enclosed by timber fencing throughout, the garden provides an ideal space for outdoor seating, dining and entertaining.

A well-proportioned outdoor space that perfectly complements the accommodation on offer.

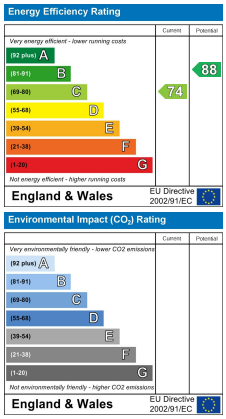
Garage
15'1 x 7'10 (4.60m x 2.39m)
A useful single garage positioned to the rear of the property and accessed via an up-and-over garage door. Providing excellent additional storage space for tools, bicycles, gardening equipment and household items, the garage offers practical ancillary accommodation to complement the property.

Benefiting from a concrete floor and generous proportions throughout, the garage provides secure storage and valuable off-street facilities rarely found with properties of this type.

Tenure - Leasehold
The property is listed as leasehold with 947 years remaining and an annual ground rent of £17.50

Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible for relief or an exemption
Rates for a single property

Directions



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