



Haycock Close
Stalybridge, SK15 2UD

Offers over £450,000



There's no agent like home

****Part exchange considered****

This stunning four-bedroom detached family home is situated in the highly sought-after Mottram Rise area of Stalybridge. Ideally positioned within walking distance of the popular Stalyhill Infant and Junior Schools, it offers the perfect setting for families, with excellent local amenities, superb transport links, and breathtaking countryside on the doorstep—ideal for scenic walks and outdoor activities.

Beautifully presented throughout, the property welcomes you with a bright and inviting entrance hall leading to a spacious lounge, which flows seamlessly into the dining room. The open-plan design creates a light and airy feel, with patio doors providing direct access to the rear garden. The modern kitchen is well-equipped and benefits from an additional set of doors leading to a generous conservatory, offering a fantastic additional living space, perfect for relaxing or entertaining.

Upstairs, there are four well-proportioned bedrooms, including a luxurious master suite complete with an en-suite shower room. The remaining bedrooms are serviced by a stylish and contemporary family bathroom, providing both comfort and convenience for a growing family.

Externally, the property boasts impressive outdoor spaces. The front features a well-maintained lawn alongside a block-paved double driveway, offering ample off-road parking and access to the integral garage. The rear garden is a private and enclosed retreat, featuring a block-paved patio and tiered raised decking areas—perfect for outdoor dining, entertaining, or simply unwinding in a tranquil setting.

As an added bonus, the seller is offering a contribution towards SDLT, making this an incredible opportunity for buyers looking to secure their dream family home.

This exceptional home offers the perfect combination of space, style, and location, making it an ideal choice for families looking to settle in one of Stalybridge's most desirable areas. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Double glazed window to side, radiator, sliding door, door.

Lounge

13'6" x 16'2" (4.12m x 4.94m)

Double glazed bow window to front, fireplace, radiator, stairs, open plan, door to:

Dining Room

10'0" x 10'0" (3.05m x 3.05m)

Radiator, patio door, door to:

Kitchen

9'11" x 15'7" (3.02m x 4.74m)

Fitted with a matching range of base and eye level units with worktop space over, sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, double door, door to:

Conservatory

13'1" x 13'10" (4.00m x 4.22m)

Five windows to side, window to rear, electric radiator, double door, door to:

FIRST FLOOR

Landing

Door to:

Bedroom 1

18'0" x 9'2" (5.49m x 2.79m)

Double glazed window to front, radiator, door.

En-suite

Three piece suite with wash hand basin, tiled shower enclosure and low-level WC, double glazed window to rear, door to:

Bedroom 2

13'6" x 10'0" (4.12m x 3.05m)

Double glazed window to front, radiator, door to:

Bedroom 3

10'0" x 10'0" (3.05m x 3.05m)

Double glazed window to rear, radiator, door to:

Bedroom 4

8'6" x 6'1" (2.59m x 1.85m)

Double glazed window to front, radiator.

Bathroom

5'6" x 8'0" (1.67m x 2.43m)

Three piece suite with corner bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, door to:

OUTSIDE

Garage

19'1" x 9'4" (5.82m x 2.85m)

Up and over door.

DISCLAIMER

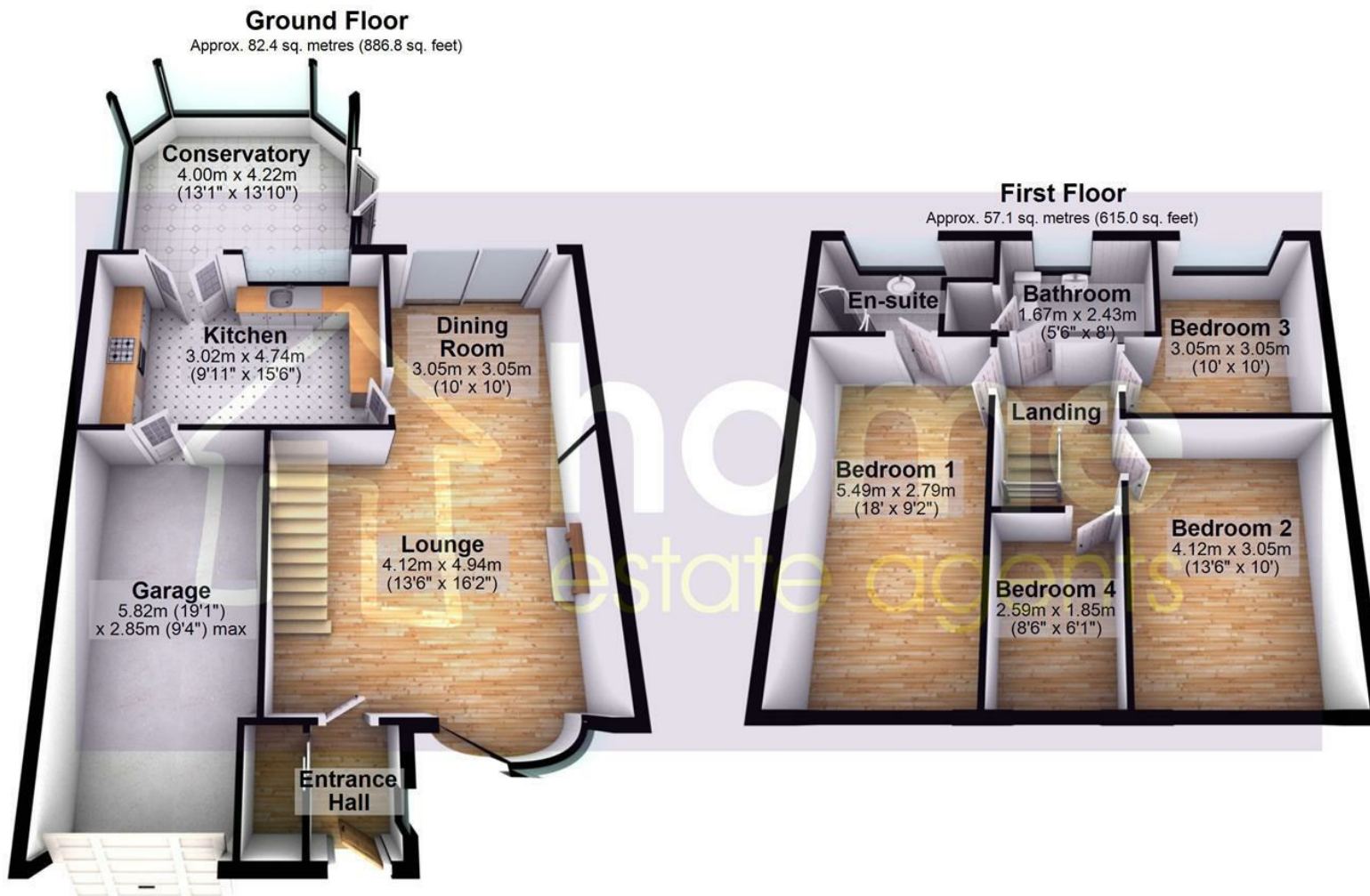
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC