



Mottram Road, Stalybridge, SK15 2RT

Offers over £220,000

Selling a beautifully presented two bedroom stone mid-terrace property which benefits from two spacious reception rooms, combining character features with modern comforts and benefits from no onward chain. Ideally located on the popular Mottram Road, the property offers convenient access to surrounding countryside and the beautiful Cheetham Park, while Stalybridge town centre is within walking distance, along with the bus terminal and train station. The extensive motorway network is also close by, making this an excellent choice for commuters seeking a balance between peaceful living and easy access to amenities.

The accommodation comprises entrance vestibule, a welcoming lounge with exposed beams and feature fireplace open plan to the dining room, also boasting exposed beams and a cosy yet spacious feel, leading through to the well-designed kitchen with a skylight that floods the space with natural light.

To the first floor there is a generous double bedroom, a second bedroom, and a stylish contemporary three-piece bathroom with bath featuring ornamental feet.

Externally, the property enjoys a charming forecourt garden to the front and a delightful rear garden offering a outdoor retreat with paved patio area, stone pathway and a stone-built BBQ — perfect for relaxing or entertaining guests. There is also off-road parking to the rear, providing added convenience.

This lovely home perfectly blends period charm with modern style and would make an ideal choice for first-time buyers, downsizers, or those looking for a character property close to scenic walks and excellent transport links.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

13'3" x 13'3" (4.04m x 4.04m)

Double glazed window to front, feature fireplace, radiator, open plan to:

Dining Room

12'7" x 13'3" (3.84m x 4.04m)

Double glazed window to rear, radiator, stairs leading to first floor, door to storage cupboard, door leading to:

Kitchen

12'0" x 5'10" (3.67m x 1.77m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, radiator, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'0" x 13'3" (3.96m x 4.04m)

Double glazed window to front, radiator, built-in wardrobes.

Bedroom 2

12'7" x 6'0" (3.84m x 1.84m)

Double glazed window to rear, radiator, built-in wardrobe.

Bathroom

9'0" x 4'4" (2.74m x 1.31m)

Three piece suite comprising bath with ornamental feet and shower over, wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Forecourt garden to the front. Enclosed garden to the rear with gated access and off road parking to the rear.

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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Total area: approx. 70.4 sq. metres (757.7 sq. feet)

