



Stalyhill Drive
Stalybridge, SK15 2TT

Offers over £615,000

This stunning and meticulously upgraded four-bedroom detached family home, extended by the current owners, is nestled in the sought-after Mottram Rise area. Surrounded by open countryside, it offers a perfect balance of tranquility and convenience, with Slatybridge town centre, a variety of amenities, train station, excellent transport links, and popular local schools all within easy reach.

A welcoming porch leads into the home, where a spacious and thoughtfully designed open-plan layout creates an inviting and modern living space. The beautifully designed kitchen/diner is the heart of the home, featuring stylish cabinetry, a matching island unit, integrated appliances, and ample space for dining and entertaining. This space flows seamlessly into the sitting room, enhanced by skylights and bi-fold doors that open onto the rear garden, allowing for an abundance of natural light. The open-plan lounge also benefits from bi-fold doors, creating a seamless connection between indoor and outdoor living, perfect for relaxation and social gatherings.

A versatile playroom/office, complete with a striking picture window overlooking the lounge, provides a quiet and functional space for work or leisure. The ground floor is further complemented by a cloakroom and a double garage with a utility area, offering additional storage and practicality.

Upstairs, four generously sized double bedrooms provide ample space for family living. The master suite boasts an en-suite shower room, while the remaining bedrooms are serviced by a well-appointed family bathroom.

Externally, the property benefits from a driveway leading to the garage, complete with an EV charger, and a neatly maintained front lawn. The rear garden is an idyllic retreat, featuring a decked seating area and a well-maintained lawn, perfect for outdoor dining, entertaining, or simply unwinding.

With its impeccable presentation and prime location, this exceptional family home offers a truly turn-key opportunity!



GROUND FLOOR

Porch

Door to front, double glazed window to front and side, door leading to:

Hallway

Radiator, stairs leading to first floor, double doors to storage cupboard, doors leading to:

Cloakroom

Two piece suite comprising, vanity wash hand basin and low-level WC, tiled walls.

Kitchen/Diner 13'9" x 22'3" (4.20m x 6.77m)

Fitted with a matching range of base and floor to ceiling units with worktop space over, matching island unit, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, built-in eye level oven, built-in hob with extractor hood over, built-in microwave, door leading to garage/utility, open plan to:

Sitting Room 10'7" x 22'3" (3.23m x 6.77m)

Two skylights, radiator, bi-fold door opening out to rear garden, open plan to:

Lounge 10'7" x 12'10" (3.23m x 3.91m)

Skylight, radiator, bi-fold door opening out to rear garden.

Play Room / office 10'9" x 12'10" (3.28m x 3.91m)

Double glazed bow window to front, radiator, internal picture window.

Double Garage / Utility 17'1" x 14'10" (5.21m x 4.53m)

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 tumble dryer, built-in eye level double oven, electric up and over folding door to front.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 11'1" x 13'11" (3.39m x 4.24m)

Double glazed window to rear, radiator, door leading to:

En-suite 7'9" x 6'0" (2.37m x 1.83m)

Three piece suite comprising pedestal wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

Bedroom 2 10'4" x 15'0" (3.16m x 4.57m)

Double glazed window to front, radiator.

Bedroom 3 10'4" x 13'11" (3.16m x 4.24m)

Double glazed window to front, radiator.

Bedroom 4 11'1" x 11'9" (3.39m x 3.58m)

Double glazed window to rear, radiator.

Bathroom 7'9" x 5'11" (2.37m x 1.80m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Small lawned garden to the front and driveway leading to the double garage with EV charger. Enclosed decked garden area to the rear with well maintained lawn.

DISCLAIMER

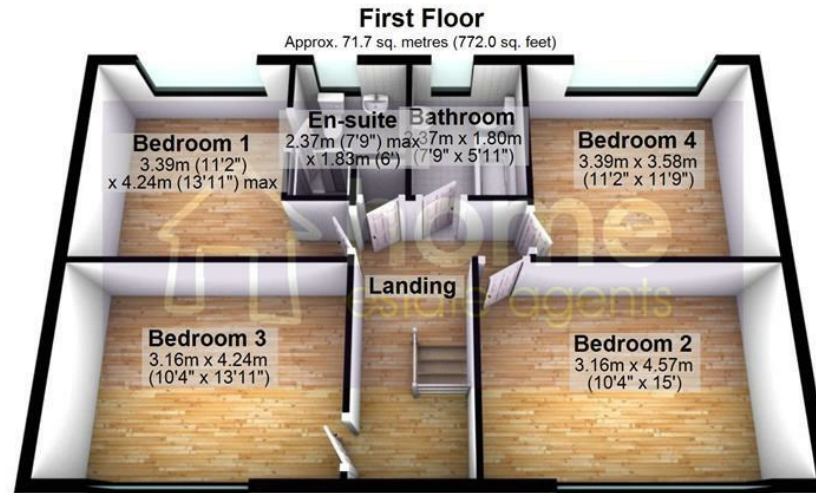
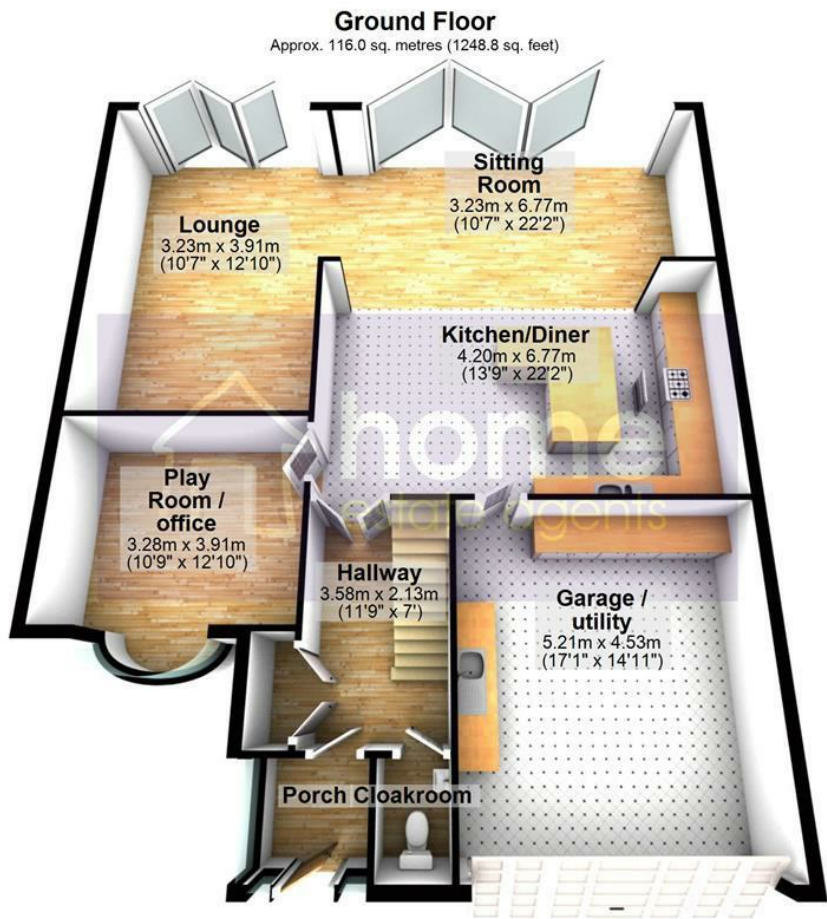
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Total area: approx. 187.7 sq. metres (2020.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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