



## Mottram Road, Stalybridge, SK15 2SU

### Offers in the region of £410,000

A rare opportunity to acquire this exceptional four-bedroom semi-detached period residence, occupying a prestigious position on the highly sought-after Mottram Road in Stalybridge. Beautifully presented throughout, this stunning family home effortlessly blends elegant original character with modern styling, offering spacious and versatile accommodation arranged over three floors.

Enjoying an enviable location, the property is surrounded by picturesque countryside with an abundance of scenic walks, cycle routes and bridleways on the doorstep, whilst remaining within easy reach of local schools, Stalybridge town centre and all transport links, making this an ideal location for commuters and families alike.

Stepping inside, the welcoming entrance vestibule leads into an impressive hallway with a thoughtfully designed understairs workspace incorporating a built-in desk and storage. The elegant lounge features a charming multi-fuel burning stove, while a separate dining room provides the perfect setting for family meals and entertaining. The stylish kitchen completes the ground floor.

The first floor offers three generously proportioned bedrooms together with a beautifully appointed family bathroom. Occupying the second floor is a superb fourth bedroom with the added convenience of a separate WC, creating an ideal principal bedroom, guest suite or teenage retreat.

Externally, the property is equally impressive. A paved front garden with mature hedged boundaries enhances the attractive kerb appeal, while the enclosed rear garden features paved patio seating areas, a well-maintained lawn and access to a versatile outbuilding, providing an excellent space for relaxing and entertaining.

Having been owned by only two families since its construction, this is a much loved home that has been enjoyed for generations and offers a wonderful opportunity for its next owners to create lasting memories.



## GROUND FLOOR

### Entrance Vestibule

2'9" x 4'0" (0.84m x 1.21m)

Door to front, door leading to:

### Hallway

25'5" x 5'5" (7.75m x 1.65m)

Two radiators, stairs leading to first floor, doors leading to:

### Lounge

13'10" x 13'5" (4.22m x 4.10m)

Double glazed box window to front, inglenook fireplace with multi-fuel burning stove, radiator.

### Dining Room

13'10" x 11'10" (4.22m x 3.61m)

Double glazed windows to rear and side, feature fireplace, radiator.

### Kitchen

9'6" x 7'11" (2.90m x 2.42m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, built-in oven, built-in hob with extractor hood over, double glazed window to side.

## FIRST FLOOR

### Landing

17'9" x 5'3" (5.40m x 1.60m)

Radiator, stairs leading to second floor, doors leading to:

### Bedroom 2

10'6" x 17'11" (3.19m x 5.46m)

Two double glazed windows to front, radiator.

### Bedroom 3

9'1" x 12'2" (2.77m x 3.70m)

Double glazed window to rear, radiator.

### Bedroom 4

8'0" x 12'2" (2.43m x 3.70m)

Double glazed window to side, radiator.

### Bathroom

10'9" x 7'11" (3.28m x 2.42m)

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

## SECOND FLOOR

### Landing

8'0" x 6'7" (2.45m x 2.00m)

Ceiling skylight, door leading to:

### Bedroom 1

15'0" x 14'0" (4.58m x 4.26m)

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

### WC

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

## OUTSIDE

Paved garden to the front with mature hedge boundaries. Enclosed garden to the rear with lawn and paved patio areas and access to the garage.

### Outbuilding

13'10" x 8'10" (4.21m x 2.68m)

Verstaile outbuilding with power, lighting and plumbing for a washing machine, providing excellent potential for use as a utility space, workshop, home gym or additional storage. Up and over door to the front and access side door.

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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. 142.8 sq. metres (1536.7 sq. feet)

