



## Swineshaw Road, Stalybridge, SK15 3AB

**Offers over £525,000**

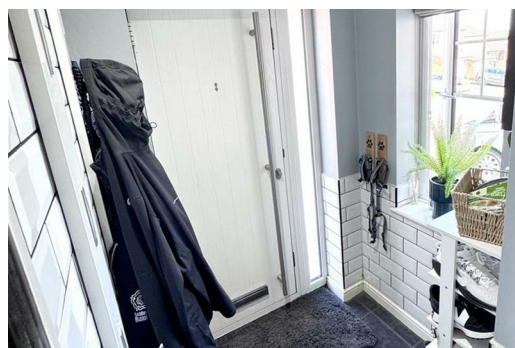
Presenting a truly stunning and unique, five-bedroom detached family home offering spacious and versatile living accommodation spread over three floors, enjoying breathtaking, uninterrupted open countryside views to the rear. This property is positioned within a popular residential development in Stalybridge, just a short distance from primary and secondary schools, local amenities, and transport links for commuters. The surrounding countryside and scenic reservoir walks are right on your doorstep, making this the ideal home for families and nature lovers alike.

The ground floor offers an entrance porch and hallway, leading into a spacious lounge, a versatile office or playroom perfect for home working or family use, a convenient downstairs WC, and an impressive open-plan kitchen and dining area, which is the true heart of the home and benefits from French doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow, perfect for entertaining or family gatherings.

On the first floor, you will find four generously sized bedrooms with fitted wardrobes, one of which enjoys the benefit of an en-suite shower room, alongside a family bathroom. The second floor is entirely dedicated to a luxurious master suite, providing a peaceful sanctuary complete with a walk-in wardrobe, an en-suite shower room, and striking bi-fold doors that open onto a private tiled balcony where you can fully appreciate the stunning open countryside views.

Externally, the property boasts excellent kerb appeal with a lawned garden and a double driveway providing off-road parking to the front. The rear garden has been landscaped to offer an ideal outdoor space featuring a beautiful Indian stone paved patio area perfect for outdoor dining, and a raised artificial lawn.

This exceptional home is immaculately presented throughout. It combines modern family living, stunning countryside surroundings, and a fantastic location, making it a rare opportunity not to be missed!





## GROUND FLOOR

### Porch

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

### Hallway

Double glazed window to side, stairs leading to first floor, doors leading to:

### Lounge

14'3" x 12'3" (4.35m x 3.74m)

Double glazed window to front, radiator, fitted plantation wooden shutters, floating TV wall with ambient LED lighting.

### Office

15'2" x 8'10" (4.63m x 2.70m)

Double glazed window to front, radiator, fitted plantation wooden shutters, integrated modern floor to ceiling storage, which houses the washing machine, dryer and ample additional storage.

### WC

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

### Kitchen/Diner

11'2" x 24'10" (3.41m x 7.58m)

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 fridge/freezer, integrated dishwasher, built-in double oven, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed French doors leading out to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to side, stairs leading to second floor, door to storage cupboard, doors leading to:

### Bedroom 2

12'8" x 12'8" (3.86m x 3.85m)

Double glazed window to front, radiator, fitted wardrobes and fitted plantation wooden shutters, door leading to:

### En-suite

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

### Bedroom 3

12'1" x 11'7" (3.69m x 3.52m)

Double glazed window to rear, radiator, fitted wardrobes and fitted plantation wooden shutters.

### Bedroom 4

9'6" x 8'6" (2.90m x 2.59m)

Double glazed window to front, radiator, fitted wardrobes and fitted plantation wooden shutters.

### Bedroom 5

8'6" x 8'10" (2.59m x 2.70m)

Double glazed window to rear, radiator, fitted wardrobes and fitted plantation wooden shutters.

### Bathroom

8'10" x 6'3" (2.70m x 1.91m)

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

## SECOND FLOOR

### Landing

Storage area, with access to under eaves storage, door leading to:

### Under Eaves Storage

Running the full width of the house.

### Master Bedroom Suite

12'2" x 16'10" (3.71m x 5.14m)

Double glazed velux window, two radiators, bi-fold doors leading to tiled private balcony with glass balustrade and stunning open views and electric power point, this unique feature offers a perfect retreat to relax with a morning coffee or unwind at the end of the day while watching the local wildlife, farm animals, and changing seasons, open plan to:

### En-suite

Four piece suite comprising twin vanity wash hand basin with storage under with ambient lighting, tiled walk-in shower area, door leading to low-level WC, double glazed window to rear, radiator.

### Walk-in Wardrobe

9'5" x 6'8" (2.87m x 2.02m)

Integrated lighting, double glazed window to rear, radiator.

## OUTSIDE

Lawned garden and double driveway, electric power point to the front. Enclosed landscaped garden to the rear with electric power point, external down-lighting, Indian Stone paved patio area, large double door security shed and raised artificial lawn ideal for outdoor dining and relaxing.

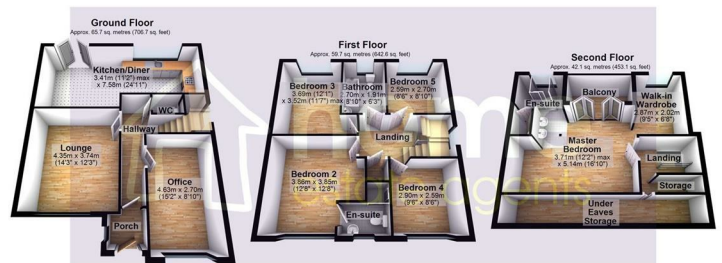
The property also benefits from CCTV.

## 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. 167.5 sq. metres (1802.4 sq. feet)

