



## Quarry Clough, Stalybridge, SK15 2RW

**Price £550,000**

This stunning four-bedroom detached family home offers exceptional space, versatility, and breathtaking moorland views to the rear. Situated in the highly sought-after Mottram Rise area, it is within walking distance of the well-regarded Stalyhill Infant and Junior Schools, making it ideal for families. The home also benefits from close proximity to local amenities, Stalybridge town centre, and the train station, ensuring excellent transport links. Nestled amongst picturesque green spaces, it provides the perfect setting for countryside walks and outdoor enjoyment.

Spread over three floors, the home is designed for modern family living. The ground floor features a welcoming and spacious entrance hall. The first floor boasts a bright and spacious layout, featuring a large family room—ideal for relaxing or entertaining. The separate lounge is bathed in natural light, with French doors opening onto the rear garden, seamlessly connecting indoor and outdoor spaces. The well-appointed kitchen offers ample storage and workspace, while the separate dining room provides a dedicated area for family meals and social gatherings, also benefitting from French doors leading to the garden.

The second floor comprises four well-proportioned bedrooms, including a master bedroom with a private en-suite. A modern family bathroom serves the remaining bedrooms, ensuring comfort and convenience for a growing household.

Externally, the property impresses with a block-paved driveway at the front, providing ample off-road parking and leading to the garage for additional storage or vehicle space. The beautifully landscaped, enclosed split-level rear garden is a true highlight, featuring a paved patio for outdoor dining, well-maintained lawns, and mature shrubs and trees that add both privacy and charm. The long-range views create a tranquil retreat, perfect for unwinding after a busy day.

A fantastic opportunity to secure a spacious and adaptable family home in a prime location!



## GROUND FLOOR

### Entrance Hall

Door to front, two double glazed windows to front, radiator, stairs leading to first floor.

## FIRST FLOOR

### Family Room

27'2" x 19'0" (8.29m x 5.79m)

Two double glazed windows to front, three radiators, double doors leading to:

### Lounge

11'0" x 16'5" (3.35m x 5.00m)

Two double glazed windows to rear, radiator, double glazed French doors leading out to rear garden.

### Landing

Doors leading to:

### Cloakroom

Storage room.

### Inner Hallway

Stairs leading to second floor, door leading to:

### Kitchen

15'0" x 8'4" (4.57m x 2.55m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to front, radiator, open plan to:

### Dining Room

10'0" x 11'0" (3.05m x 3.36m)

Two double glazed windows to rear, double glazed window to side, double glazed French doors leading out to rear garden.

## SECOND FLOOR

### Landing

Double glazed window to rear, doors leading to

### Bedroom 1

18'2" x 16'4" (5.53m x 4.99m)

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

### En-suite Shower Room

Three piece suite comprising shower area, vanity wash hand basin and low-level WC, double glazed window to side, heated towel rail.

### Bedroom 2

23'11" x 9'6" (7.30m x 2.90m)

Double glazed window to front, radiator.

### Bedroom 3

15'0" x 9'2" (4.57m x 2.80m)

Double glazed window to front, radiator.

### Bedroom 4

8'8" x 11'8" (2.65m x 3.56m)

Double glazed window to front, radiator.

## Bathroom

8'2" x 5'6" (2.49m x 1.67m)

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

## OUTSIDE

Block paved driveway to the front of the property leading to the garage. Enclosed split level garden to the rear with paved patio area and steps leading up to lawn areas with mature planted shrubs and trees, stunning long range views to the rear.

## Garage

15'9" x 8'8" (4.80m x 2.65m)

Up and over door to the front.

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