



## Wildmoor Wood Close, Stalybridge, SK15 3RW

**Price £480,000**

This extremely well-proportioned four-bedroom family home enjoys a peaceful cul-de-sac position on the highly sought-after Churchfields development, making it an ideal choice for those looking for both space and convenience. Perfectly placed within easy reach of local schools, everyday amenities, scenic countryside walks and excellent transport links, it offers the best of suburban living with nature and community right on your doorstep.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the space and style found throughout. The ground floor boasts a light and comfortable lounge area, a handy WC, and a sleek, contemporary kitchen/diner designed with both family life and entertaining in mind. A separate living room at the rear of the property provides an additional versatile reception space, with French doors opening directly onto the garden and allowing natural light to fill the room.

The first floor presents four generously sized bedrooms, two of which benefit from their own en-suite shower rooms, offering privacy and convenience for a growing family. The additional bedrooms are equally well-proportioned and are served by a modern family bathroom, making the layout both practical and versatile.

Externally, the property enjoys a smart frontage with a driveway providing off-road parking and access to an integral garage. To the rear, the enclosed garden offers an excellent outdoor retreat, thoughtfully designed with a spacious decked seating area, steps leading down to a lawn and gravelled sections, and an open aspect backing onto woodland, enhancing the feeling of privacy and tranquillity.

Stylish, spacious and perfectly located, this property is an outstanding family home that is ready to be enjoyed by its next owners..





## GROUND FLOOR

### Entrance Hall

Door to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

### Lounge Area

9'1" x 11'1" (2.77m x 3.38m)

Two double glazed windows to front, radiator.

### WC

3'0" x 8'0" (0.91m x 2.43m)

Two piece suite comprising, vanity wash hand basin and low-level WC, radiator, double glazed window to side.

### Living Room

17'4" x 13'6" (5.28m x 4.11m)

Double glazed box window to rear, radiator, double glazed French door opening to rear garden.

### Kitchen/Diner

20'3" x 11'6" (6.17m x 3.51m)

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar/dining area, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed box window to rear, door leading out to rear garden, radiator.

## FIRST FLOOR

### Landing

Door to storage cupboard, doors leading to:

### Master Bedroom

12'11" x 15'5" (3.94m x 4.70m)

Three double glazed windows to front, radiator, built-in wardrobes, door leading to:

### En-suite Shower Room

6'2" x 8'2" (1.88m x 2.49m)

Three piece suite comprising tiled shower area, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to front, radiator.

### Bedroom 2

9'3" x 8'1" (2.82m x 2.46m)

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

### En-suite Shower Room

Three piece suite comprising shower enclosure, wash hand basin and low-level WC, double glazed window to side, radiator.

### Bedroom 3

13'4" x 8'8" (4.06m x 2.64m)

Double glazed window to rear, radiator.

### Bedroom 4

10'4" x 7'0" (3.15m x 2.13m)

Double glazed window to rear, radiator.

### Bathroom

5'0" x 8'2" (1.52m x 2.49m)

Three piece suite comprising panelled bath, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to side, radiator.

## OUTSIDE

Driveway to the front leading to the integral garage. Good sized enclosed garden to the rear with spacious decking area and step leading down to lawn and traveled areas with mature planted borders

### Garage

17'7" x 8'2" (5.36m x 2.49m)

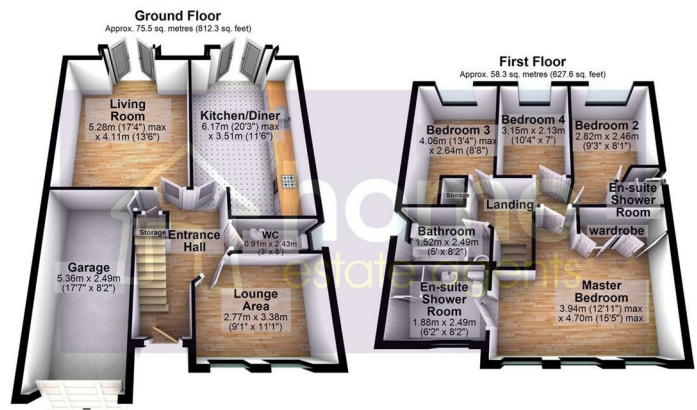
Up and over door. Utility area

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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. 133.8 sq. metres (1440.0 sq. feet)

