



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

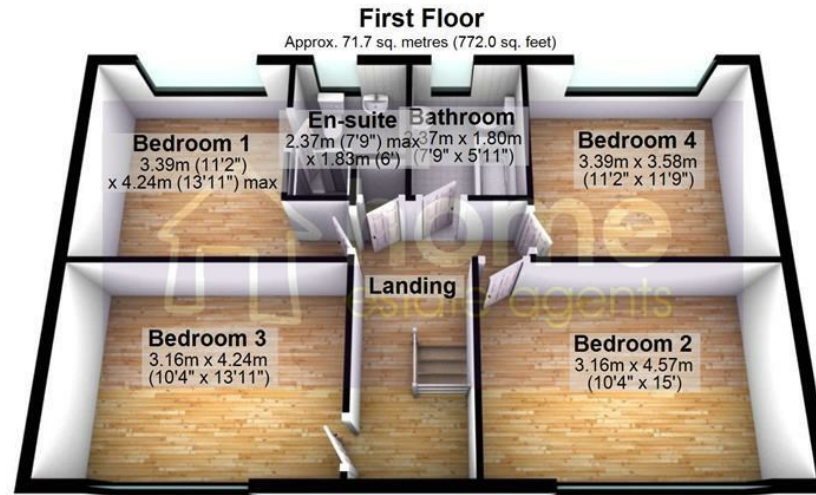
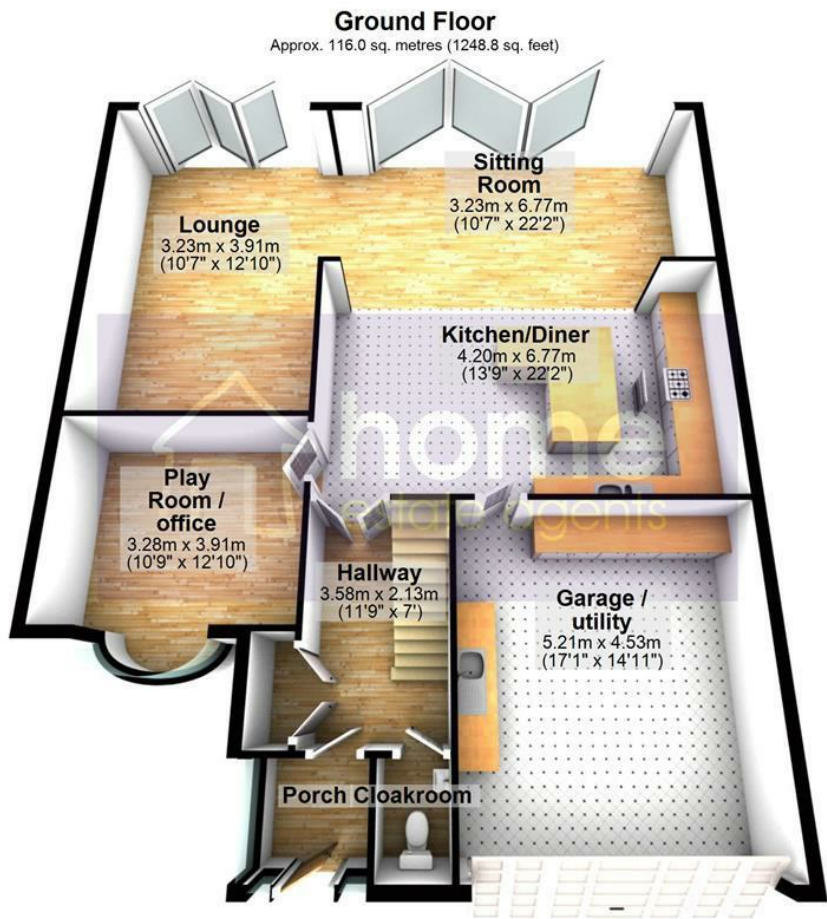
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Total area: approx. 187.7 sq. metres (2020.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC