

St. James Close
Stalybridge, SK15 3FS

Offers over £435,000

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Offered with no onward chain, situated within an exclusive and highly sought-after development in the picturesque Millbrook area, this stunning four bedroom detached property offers an exceptional family home, combining stylish contemporary living with a superb village setting. Designed with modern family life in mind, the property provides spacious and well-planned accommodation throughout, together with an attractive enclosed rear garden enjoying long-range views and a private driveway.

The property is ideally positioned to enjoy the best of both worlds, with a range of local village amenities close at hand, whilst Stalybridge town centre is just a short drive away, providing a wider selection of shops, cafés, restaurants and everyday facilities. The nearby Stalybridge Country Park is also within easy reach, offering beautiful open countryside and excellent opportunities for walking and enjoying the great outdoors.

Internally, the welcoming entrance hallway leads through to a comfortable lounge, downstairs WC and an impressive open plan kitchen and dining space. The kitchen/diner provides an excellent sociable hub for family life and entertaining, with bi-folding doors opening directly onto the rear garden and making the most of the long-range views beyond. A separate utility room provides useful additional practical space.

To the first floor are four well-proportioned bedrooms, with one bedroom benefiting from its own en-suite shower room, alongside a family bathroom serving the remaining bedrooms.

Externally, the property is approached via a driveway providing off-road parking, whilst the enclosed rear garden provides an excellent outdoor space for relaxing and entertaining, complemented by far-reaching views across the surrounding landscape.

A superb opportunity to acquire a modern detached family home in a desirable Millbrook location, offering spacious accommodation, excellent local amenities, beautiful surrounding countryside and far-reaching views.







GROUND FLOOR

Hallway 19'3" x 6'5" (5.86m x 1.96m)
Door to front, double glazed window to side, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

Lounge 17'1" x 10'8" (5.21m x 3.24m)
Double glazed window to front, two radiators.

WC 4'3" x 4'6" (1.30m x 1.38m)
Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator.

Kitchen/Diner 12'2" x 17'5" (3.70m x 5.30m)
Fitted with a matching range of base and eye level units with worktop space over, matching island unit, inset sink and drainer with mixer tap , tiled splashbacks, space for American style fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, bi-fold door opening out to rear garden, door leading to:

Utility Room 4'3" x 5'9" (1.30m x 1.75m)
Plumbing for washing machine, space for tumble dryer.

FIRST FLOOR

Landing
Double glazed window to side, door to storage cupboard, radiator, doors leading to:

Bedroom 1 14'1" x 10'8" (4.29m x 3.24m)
Double glazed window to front, radiator, door leading to:

En-suite 6'6" x 3'11" (1.98m x 1.19m)
Three piece suite comprising, pedestal wash hand basin, shower area and low-level WC, tiled walls, double glazed window to side, heated towel rail.

Bedroom 2 13'3" x 10'8" (4.04m x 3.24m)
Double glazed window to rear, radiator.

Bedroom 3 9'6" x 8'4" (2.90m x 2.54m)
Double glazed window to rear, radiator.

Bedroom 4 7'6" x 7'0" (2.29m x 2.13m)
Double glazed window to front, radiator.

Bathroom 6'6" x 6'5" (1.98m x 1.95m)
Three piece suite comprising, panelled bath with hand shower attachment, wash hand basin and low-level WC, part tiled walls, heated towel rail.

OUTSIDE
Driveway to the front of the property. Gated access to the side. Enclosed garden to the rear with long range views.

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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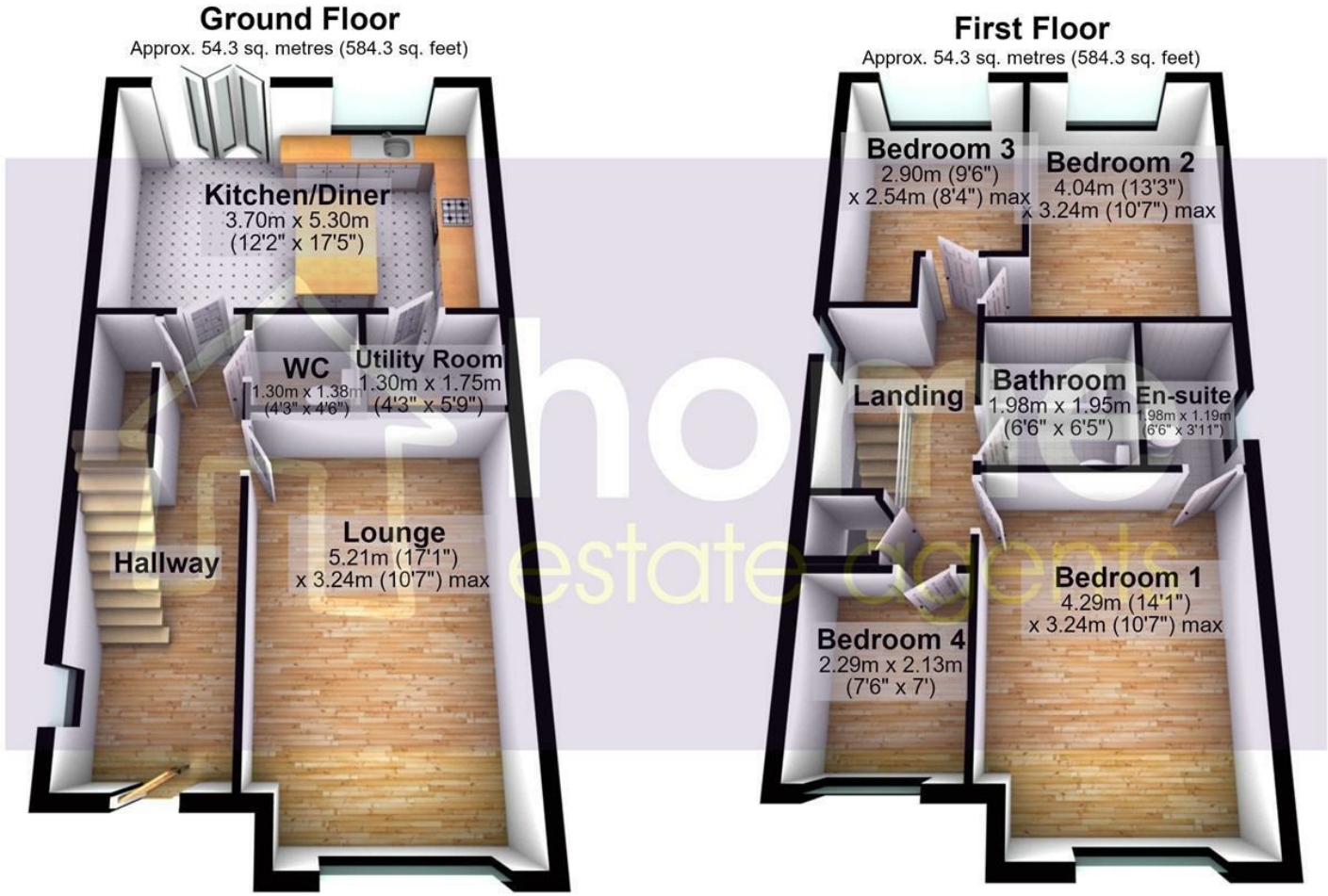



for dancing









Total area: approx. 108.6 sq. metres (1168.6 sq. feet)

