



## Wheatfield, Stalybridge, SK15 2TZ

Offers over £375,000

This stunning three bedroom extended home is situated in a quiet cul-de-sac on the ever popular Mottram Rise Estate, offering the perfect balance of peaceful surroundings and convenient access to local amenities. The property enjoys close proximity to beautiful countryside walks while still being within easy reach of Stalybridge Town Centre, where both bus and train stations provide excellent commuter links into Manchester City Centre. The home is also within walking distance of well-regarded local primary and secondary schools, making it an ideal choice for families.

Lovingly upgraded by the current owners, the property has been thoughtfully improved to create a stylish and welcoming family home with modern open plan living at its heart. The ground floor offers a superb light-filled living space designed perfectly for both everyday family life and entertaining. The lounge flows seamlessly into a contemporary fitted kitchen complete with integrated appliances and a central island breakfast bar, alongside a spacious dining area. Large bi-fold doors open onto the rear garden, allowing natural light to flood the space and creating an effortless connection between indoor and outdoor living.

To the first floor there are three well-proportioned bedrooms and a modern family bathroom, all presented to a high standard.

Externally, the property continues to impress. To the front there is a block paved driveway providing ample off road parking. The enclosed landscaped rear garden has been carefully designed to maximise both views and usability, featuring a paved patio area with stylish glass balustrade that enjoys long range views. Steps lead down to further garden areas with decking and artificial lawn, creating a fantastic multi-level outdoor space perfect for relaxing, entertaining and family use.



## GROUND FLOOR

### Entrance Vestibule

Door to front, open plan to:

### Lounge

15'7" x 22'1" (4.76m x 6.73m)

Two double glazed bay windows to front, three ceiling skylights, stairs leading to first floor, open plan to:

### Kitchen

17'7" x 22'1" (5.35m x 6.74m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built-in eye level double oven, built-in hob with extractor hood over, two ceiling skylights, double glazed French doors opening to rear garden. open plan to:

### Dining Area

9'4" x 14'2" (2.84m x 4.33m)

Bi-fold door opening to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

13'5" x 8'7" (4.09m x 2.61m)

Double glazed sliding patio door opening to Juliette balcony.

### Bedroom 2

10'2" x 8'7" (3.10m x 2.61m)

Double glazed window to rear.

### Bedroom 3

9'3" x 5'9" (2.83m x 1.75m)

Double glazed window to front.

### Bathroom

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

## OUTSIDE

Block paved driveway to the front, providing ample off road parking. Enclosed landscaped garden to the rear with paved patio area with glass balustrade and stunning long range views, steps lead down to decking and artificial lawn area.

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Total area: approx. 103.4 sq. metres (1112.6 sq. feet)

