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Rookery Close, Stalybridge, SK15 2TS

Price £460,000

This stunningly presented four-bedroom link-detached family home sits in a peaceful cul-de-sac within the highly sought-after Mottram Rise area, offering an exceptional setting for family life. With the well-regarded Stalyhill schools just a short walk away and miles of open countryside close by, the location perfectly balances everyday convenience with the charm of outdoor living.

Inside, the property has been thoughtfully designed to provide both style and practicality. A welcoming entrance vestibule and hallway lead through to an impressive open-plan kitchen/diner, ideal for modern family living and entertaining. This beautifully appointed space features integrated appliances, a sleek breakfast bar, and a generous dining area flooded with natural light from both the front window and the patio doors that open directly onto the rear garden. The separate lounge provides a calm and inviting retreat, enhanced by abundant natural light and a striking wood-burning stove that instantly adds warmth and character. Completing the ground floor are a convenient WC and internal access to the integral garage, offering useful storage and everyday functionality.

The first floor hosts four bedrooms, each offering comfortable accommodation for family members, guests or creating a home office. The spacious main bedroom benefits from its own en-suite bathroom, while a shower room serves the remaining bedrooms. The layout creates a well-balanced upper floor that works perfectly for a growing family.

Externally, the home continues to impress. A neat lawned garden sits to the front alongside a driveway leading to the integral garage. To the rear, the beautifully landscaped tiered garden has been carefully arranged to make the most of the space, featuring a lower paved patio, steps rising to a lawned area for play or relaxation, and an elevated paved terrace offering a lovely spot to enjoy the sun.

This is a home that truly delivers on comfort, convenience and family appeal.

GROUND FLOOR

Entrance Vestibule
Double glazed window to front, composite door to side, door leading to:

Hall
Radiator, karndean flooring, stairs leading to first floor, door leading to:

Kitchen/Diner
23'10" x 10'5" (7.27m x 3.17m)
Fitted with a matching range of base and eye level units with Quartz worktop space over, matching breakfast bar, inset sink with mixer tap, integrated fridge/freezer, integrated dishwasher, two built-in eye level AEG ovens, built-in Bosch four ring induction hob with extractor hood over, double glazed window to front, radiator, karndean flooring, door to storage cupboard, double glazed sliding patio doors leading out to rear garden, open to:

Inner Hallway
Karndean flooring, door leading to garage, doors leading to:

WC
Two piece suite comprising, vanity wash hand basin and low-level WC, karndean flooring.

Lounge
14'6" x 16'0" (4.43m x 4.87m)
Three double glazed windows to rear, double glazed window to side, Quartz window cills, feature wood burning stove, radiator,

FIRST FLOOR

Landing
Door to storage cupboard, doors leading to:

Master Bedroom
17'11" x 9'0" (5.47m x 2.74m)
Double glazed window to front, radiator, door leading to:

En-suite Bathroom
5'10" x 9'0" (1.77m x 2.74m)
Three piece suite comprising bath with shower over, wall mounted wash hand basin and low-level WC, tiled walls, heated towel rail, double glazed window to rear, karndean flooring.

Bedroom 2
12'0" x 10'5" (3.66m x 3.17m)
Double glazed window to front, radiator.

Bedroom 3
11'3" x 10'5" (3.42m x 3.17m)
Double glazed window to rear, radiator.

Bedroom 4
9'1" x 6'0" (2.77m x 1.83m)
Double glazed window to front, radiator.

Shower Room
5'3" x 7'9" (1.60m x 2.37m)
Three piece suite comprising walk-in shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator, tiled flooring.

OUTSIDE
Lawned garden to the front with driveway leading to the integral garage, Enclosed landscaped, tiered garden to the rear with paved patio steps lead up to lawned section and elevated paved patio seating area.

Garage
18'0" x 9'6" (5.49m x 2.90m)
Up and over door to the front, internal access door to the rear.

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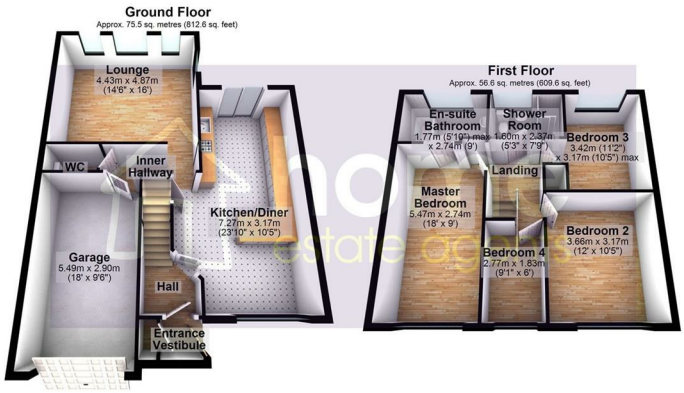

Total area: approx. 132.1 sq. metres (1422.3 sq. feet)

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