

Stalyhill Drive
Stalybridge, SK15 2TT

Offers over £599,950

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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 Stalybridge 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, imtegrated 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
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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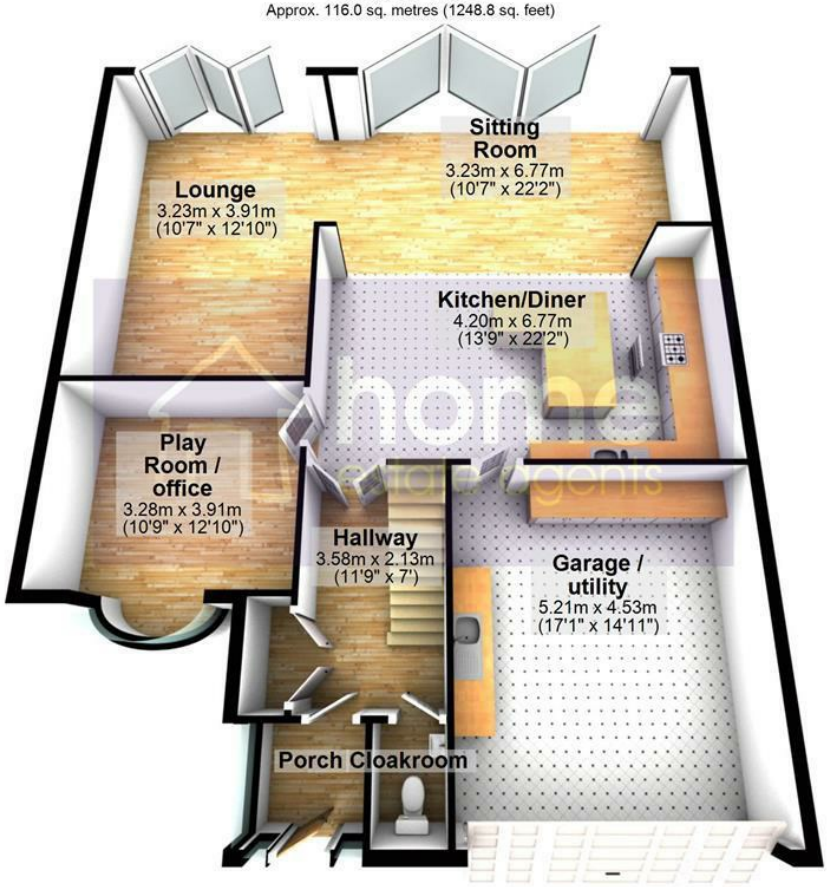






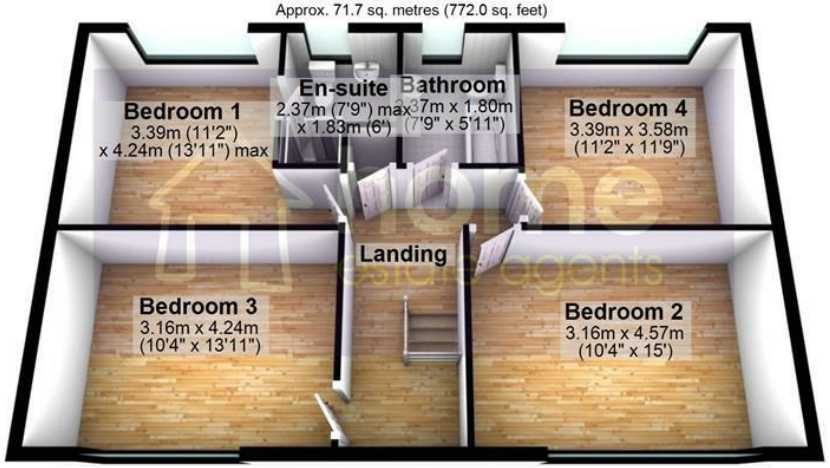
Ground Floor

Approx. 116.0 sq. metres (1248.8 sq. feet)



First Floor

Approx. 71.7 sq. metres (772.0 sq. feet)



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

