



## Fox Hill Drive, Stalybridge, SK15 2RP

### Offers over £465,000

This attractive dormer style detached house offers spacious and versatile accommodation and stands on a generous sized plot in one of the most sought after residential locations. The property enjoys a wonderful setting with a range of delightful countryside walks close by, including those at Cheetham Park and Stalybridge Country Park, making it ideal for those who enjoy outdoor living. The ever popular Stalyhill Infant and Junior Schools are also within easy reach, making the property particularly appealing for families. Stalybridge Town Centre is readily accessible along with excellent commuter links via both bus and train services.

The accommodation is well proportioned throughout and begins with an entrance hall leading to a bright and spacious dual aspect lounge, providing plenty of natural light and a comfortable living space. There is a separate dining room ideal for family meals or entertaining, along with a fitted kitchen which opens through to a spacious conservatory with doors overlooking and leading out to the rear garden. The ground floor also benefits from a shower room and a useful cloakroom.

To the first floor there are three well sized bedrooms, two of which benefit from their own en-suite facilities, in addition to a family bathroom, creating flexible accommodation suitable for growing families or visiting guests.

Externally the property continues to impress. To the front there is a lawned garden along with an attractive arched covered porch which creates a charming focal point. A spacious block paved driveway, partly covered by a carport, provides ample off road parking and leads to a double garage with electric door. The rear garden is fully enclosed and enjoys a high degree of privacy, being screened by mature conifers and trees. The garden is mainly laid to lawn with well stocked flower beds and a block paved patio area, providing an ideal space for relaxing or entertaining outdoors.



## GROUND FLOOR

### Hall

Door to front, two double glazed windows to front, radiator, stairs leading to first floor, doors leading to:

### Lounge

16'8" x 12'1" (5.08m x 3.68m)

Double glazed window to front and side, feature fireplace with inset living flame effect fire, radiator.

### Dining Room

14'8" x 12'2" (4.47m x 3.71m)

Double glazed window to rear, radiator.

### Kitchen

14'8" x 12'1" (4.47m x 3.68m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, space for range style cooker, two double glazed windows to side, radiator, double glazed French doors leading to:

### Conservatory

Double glazed windows to sides, radiator, double glazed French doors opening to rear garden.

### Shower Room

Three piece suite comprising, shower enclosure, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

### Cloakroom

Double glazed window to side.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

16'8" x 10'8" (5.08m x 3.25m)

Double glazed windows to front and side, radiator, door leading to:

### En-suite

Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed windows to front and side, heated towel rail.

### Bedroom 2

11'2" x 10'8" (3.41m x 3.25m)

Double glazed window to side, radiator, door leading to:

### En-suite

Three piece suite comprising, pedestal wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side, heated towel rail.

### Bedroom 3

15'1" x 10'9" (4.60m x 3.28m)

Two double glazed windows to side, double glazed window to rear, door to storage cupboard, radiator.

### 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 side, heated towel rail.

## OUTSIDE

Lawned garden to the front, spacious block paved driveway and carport leading to the double garage. Good sized garden to the rear mainly laid to lawn with paved patio and mature planted borders. \*\*An element of the land in the garden is leasehold\*\*

### Double Garage

Electric up and over door to the front, access door to the side.

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