



Standrick Hill Rise  
Stalybridge, SK15 3RT

Offers over £599,950



There's no agent like home

Situated within a quiet cul-de-sac on the highly sought-after Churchfields Estate in Millbrook, this exceptional five-bedroom detached residence offers an outstanding opportunity to acquire a substantial family home with beautifully appointed accommodation spanning three floors. Combining generous living space with a breathtaking landscaped garden and spectacular far-reaching views, this is a home perfectly designed for modern family living.

The accommodation has been thoughtfully designed to provide both flexibility and practicality. The ground floor comprises a welcoming entrance hall, a spacious and versatile reception room currently used as a games room or ideal as a playroom, a useful WC and internal access to the integral garage which benefits from an EV charging point. The first floor forms the heart of the home, featuring an elegant lounge alongside a stunning open plan kitchen and dining room, where French doors seamlessly extend the living space onto the rear garden, creating the perfect setting for entertaining and family gatherings. A generously sized fifth bedroom on this level offers excellent flexibility for guests, teenagers or multi-generational living.

The second floor hosts four further well-proportioned bedrooms, including an impressive principal bedroom complete with an en-suite shower room, together with a stylish family bathroom serving the remaining bedrooms.

A lawned front garden, double driveway and integral garage provide excellent kerb appeal. The magnificent rear garden is undoubtedly one of the home's standout features, offering a substantial landscaped tiered design with stunning far-reaching views. Beautifully established and thoughtfully arranged, it features lawned areas, patio seating areas, decorative stone sections and an attractive feature pond, all surrounded by an abundance of mature plants and trees, with lighting installed throughout every level to create a beautiful ambience into the evening.



**GROUND FLOOR**

**Hall** 18'5" x 6'4" (5.62m x 1.93m)  
Rockdoor to front, door to storage cupboard, stairs leading to first floor, doors leading to:

**Reception** 24'3" x 11'5" (7.39m x 3.47m)  
Double glazed windows to front and side, radiator.

**WC**  
Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator.

**Garage** 22'8" x 8'2" (6.92m x 2.48m)  
Electric garage door to the front, EV charging point.

**FIRST FLOOR**

**Landing** 13'6" x 6'4" (4.11m x 1.92m)  
Stairs leading to second floor, doors leading to:

**Lounge** 13'6" x 9'9" (4.11m x 2.98m)  
Two double glazed windows to front, radiator, double doors leading to:

**Kitchen/Diner** 10'5" x 25'4" (3.18m x 7.72m)  
Fitted with a contrasting range of base and eye level units, Quartz worktop space over with matching splashbacks and matching breakfast bar, inset sink with Franke hot top, integrated Bosch fridge/freezer, integrated Bosch dishwasher, built-in eye level Neff slide & hide oven, built-in Neff induction 5 ring hob with integrated extractor hood over, built-in Neff combination microwave/oven, integrated wine cooler, double glazed window to rear, radiator, door leading out to rear garden, double glazed French doors leading out to rear garden.

**Bedroom 5** 11'9" x 8'3" (3.58m x 2.51m)  
Double glazed window to front, radiator.

**SECOND FLOOR**

**Landing** 14'2" x 6'4" (4.32m x 1.92m)  
Double glazed window to front, radiator, doors leading to:

**Bedroom 1** 12'0" x 11'9" (3.66m x 3.58m)  
Double glazed window to rear, radiator, fitted bedroom furniture, door leading to:

**En-suite**  
Wet room fitted with wall mounted wash hand basin, walk-in shower area and low-level WC, tiled walls, double glazed window to side, heated towel rail.

**Bedroom 2** 13'6" x 9'9" (4.11m x 2.97m)  
Two double glazed windows to front, radiator, fitted bedroom furniture.

**Bedroom 3** 9'9" x 8'2" (2.97m x 2.48m)  
Double glazed window to rear, radiator, fitted bedroom furniture.

**Bedroom 4** 6'11" x 8'5" (2.11m x 2.57m)  
Double glazed window to front, radiator.

**Bathroom** 6'11" x 5'4" (2.11m x 1.63m)  
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side.

**OUTSIDE**  
Lawned garden and double driveway to the front leading to the integral garage. Enclosed large tiered garden to the rear with paved patio, lawn and decorative stone sections with feature pond and surrounded by mature shrubs and trees. The rear garden also benefits from electric power points and lighting on all levels.

**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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Total area: approx. 165.3 sq. metres (1778.8 sq. feet)

| Energy Efficiency Rating                                        |         |                                                                                                             |
|-----------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs                     |         |                                                                                                             |
| (92 plus) A                                                     |         |                                                                                                             |
| (81-91) B                                                       |         |                                                                                                             |
| (69-80) C                                                       |         |                                                                                                             |
| (55-68) D                                                       |         |                                                                                                             |
| (39-54) E                                                       |         |                                                                                                             |
| (21-38) F                                                       |         |                                                                                                             |
| (1-20) G                                                        |         |                                                                                                             |
| Not energy efficient - higher running costs                     |         |                                                                                                             |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                             |
|                                                                 | Current | Potential                                                                                                   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                             |
| (92 plus) A                                                     |         |                                                                                                             |
| (81-91) B                                                       |         |                                                                                                             |
| (69-80) C                                                       |         |                                                                                                             |
| (55-68) D                                                       |         |                                                                                                             |
| (39-54) E                                                       |         |                                                                                                             |
| (21-38) F                                                       |         |                                                                                                             |
| (1-20) G                                                        |         |                                                                                                             |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                             |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |