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Mottram Old Road, Stalybridge, SK15 2TG

Offers in the region of £485,000

This stunning three-bedroom semi-detached family home is an exceptional turn-key property, occupying an elevated position on one of the most sought-after roads in Stalybridge and enjoying breathtaking surrounding views. A standout feature is the new Samsung WindFree™ air conditioning system, installed in all three bedrooms. Providing both heating and cooling for year round comfort, the system offers quiet, energy efficient operation with innovative WindFree technology to minimise draughts and benefits from an existing warranty. Ideally positioned within walking distance of the town centre, local amenities and excellent transport links, the home also falls within the catchment area for highly regarded schools.

Upon entering, the welcoming entrance hall sets the tone for the rest of the accommodation. The dual-aspect lounge features bi-fold doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. The bay fronted dining room offers an elegant yet cosy space for entertaining, complete with a charming log burning stove and opening into the fitted kitchen, which is equipped with contemporary units and work surfaces. A ground floor WC and internal access to the integral garage further enhance the practicality of the layout.

To the first floor, the dual-aspect principal bedroom enjoys stunning views to both the front and rear. Two further well-proportioned bedrooms offer versatile accommodation, complemented by a modern family bathroom and separate WC.

Externally, the property continues to impress. A well maintained lawned front garden features established planted borders, while a resin driveway provides ample off-road parking for multiple vehicles and leads to the integral garage. The enclosed rear garden has been attractively landscaped, featuring a generous paved patio, lawned areas and planted borders, all enjoying truly stunning long-range views.







GROUND FLOOR

Hall
Door to front, radiator, stairs leading to first floor, door to under stairs storage cupboard, doors leading to:

Lounge
16'6" x 10'10" (5.03m x 3.30m)
Double glazed window to front, bi-fold door to the rear opening out to rear garden.

Dining Room
10'10" x 11'4" (3.30m x 3.46m)
Double glazed bay window to front, feature inglenook fireplace with inset multi fuel stove, radiator, open plan to:

Kitchen
9'7" x 9'8" (2.93m x 2.96m)
Fitted with a matching range of units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge, integrated dishwasher, built-in eye level Smeg oven, built-in five ring gas hob with extractor hood over, built-in coffee machine, double glazed window to rear, door leading to:

Rear Hall
Radiator, door leading out to rear garden, door to integral garage, door leading to:

WC
Two piece suite comprising, wash hand basin and low-level WC, heated towel rail.

FIRST FLOOR

Landing
Double glazed window to rear, doors leading to:

Bedroom 1
16'6" x 10'10" (5.03m x 3.30m)
Double glazed window to front and rear, radiator, air conditioning.

Bedroom 2
10'5" x 11'9" (3.18m x 3.59m)
Double glazed bay window to front, radiator, air conditioning.

Bedroom 3
8'8" x 7'11" (2.64m x 2.41m)
Double glazed window to rear, radiator, air conditioning.

Bathroom
7'6" x 4'7" (2.29m x 1.40m)
Two piece suite comprising L shaped bath with shower over and vanity wash hand basin, part tiled walls, double glazed window to front, heated towel rail.

WC
Low-level WC, double glazed window to rear.

OUTSIDE
Well maintained lawn to the front with planted borders, and resin driveway providing ample off road parking leading to the integral garage. Enclosed landscaped garden to the rear with good sized paved patio, lawn areas with planted borders and stunning long range views.

Garage
15'1" x 9'1" (4.60m x 2.76m)
Up and over door to the front, Window to side, lighting and power, access door to the rear.

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. 110.6 sq. metres (1190.7 sq. feet)







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