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Mottram Road, Stalybridge, SK15 2QU

This superbly presented, three bedroom, character property offers substantial living accommodation and is situated in a most popular and convenient location with a delightful outlook over the allotment gardens to the front aspect. Only an internal inspection will fully reveal the size and quality of accommodation on offer and we would strongly recommend interested parties view the property at their earliest convenience.

The property is well positioned for easy access to Stalybridge Town Centre which provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. Several popular local junior and high schools are within easy reach with other amenities in the vicinity include Cheethams Park, Priory Tennis Club and Gymetc. For the security conscious an alarm system is in place.

Offers Over £295,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Mottram Road, Stalybridge, SK15 2QU

- Traditional Box Bay Fronted Middle Terraced
- 2 Reception Rooms plus Kitchen Open to Morning Room
- Excellent Commuter Links
- Modern Kitchen and Bathroom Fittings
- 3 Well Proportioned Bedrooms
- Forecourt Garden and Rear Pleasant Courtyard Garden
- Good Access to all Amenities
- Inherent Character Features Throughout
- Well Regarded Residential Location
- Useful Storage Cellars with further potential

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The Accommodation briefly comprises:

Entrance Hallway, Lounge with feature fireplace and box bay window, Sitting Room with feature fireplace, fitted Kitchen open to Morning Room, useful Utility, off the Kitchen there is access to two Cellar Rooms with potential to develop.

To the first floor there are 3 well proportioned Bedrooms, large Family Bathroom with contemporary white suite.

Externally the property is set well back from Mottram Road with a deep pavement frontage providing off road parking. There is a forecourt garden and delightful, well stocked rear courtyard garden.

The Accommodation in Detail;

Entrance Hallway

Mosaic tiling and laminate flooring

Lounge

12'2 x 10'11 plus box bay window 4'8 x 2'4 (3.71m x 3.33m plus box bay window 1.42m x 0.71m)

uPVC double glazed box bay window, exposed stained floorboards, feature fireplace with an open coal fire, central heating radiator

Sitting Room

14'0 x 11'9 (4.27m x 3.58m)

Laminate flooring, feature fireplace with living flame, coal effect gas fire, central heating radiator

Kitchen

10'2 x 7'10 (3.10m x 2.39m)

Single drainer sink unit with range of floor mounted units, plumbed for dishwasher, laminate flooring, recessed spotlights, central heating radiator, access to Cellars and Morning Room

Morning Room

11'1 x 7'8 (3.38m x 2.34m)

Laminate flooring, uPVC double glazed window, central heating radiator

Utility Area

8'5 x 5'5 (2.57m x 1.65m)

Wall mounted storage units, plumbed for automatic washing machine and dryer

Cellar Room (1)

13'6 x 11'11 maximum (4.11m x 3.63m maximum)

Power and lighting

Cellar Room (2)

12'7 x 11'8 maximum (3.84m x 3.56m maximum)

Power and lighting, central heating radiator.

It is considered that the Cellar Rooms

provide further potential to add additional living space

First Floor:

Landing

Built-in storage cupboard

Bedroom (1)

14'7 x 12'2 (4.45m x 3.71m)

uPVC double glazed window, central heating radiator

Bedroom (2)

9'5 x 8'4 maximum (2.87m x 2.54m maximum)

Built-in storage wardrobe, uPVC double glazed window, central heating radiator

Bedroom (3)

9'8 x 7'11 (2.95m x 2.41m)

Two uPVC double glazed windows, central heating radiator

Family Bathroom/WC

9'5 x 5'6 (2.87m x 1.68m)

Modern white suite having panel bath with shower over, pedestal wash hand basin, low level WC, part tiled, tiled floor, recessed spotlights, recessed back lit mirror, central heating radiator

Externally:

There is a forecourt garden and enclosed rear yard. Beyond a shared access path there is a further fully stocked rear garden area providing delightful outdoor space including a quality garden shed (which could be used as a home office).



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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			
		82	
		67	

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

EU Directive 2002/91/EC