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Mottram Old Road, Stalybridge, SK15 2SZ

Situated in one of the areas most prestigious locations this superbly presented and extensively re-modelled Executive Detached Property enjoys south facing garden and stunning long range views to the rear with extensive open plan living accommodation and high quality fittings throughout including a Tesla electric charging point. There are 4 well proportioned bedrooms to match the scale of the living accommodation and only an internal inspection will reveal the quality of the accommodation on offer and the chance to enjoy the panoramic views, particularly from the master bedroom balcony.

With close access to open countryside there are numerous delightful walks, also close to hand are the ever popular Stalyhill Infant and Junior Schools. Stalybridge Town Centre provides excellent commuter links to Manchester City Centre via its bus and train links. There are also good motorway links providing road access throughout the North West.

Asking Price £730,000

Mottram Old Road, Stalybridge, SK15 2SZ

- Stunning Executive Extended Detached
- Ample Off Road Parking with 2 Electronically Operated Gates
- Stylishly Presented with Numerous Quality Features
- Internal Inspection Simply Essential
- High Quality Fittings Throughout Including Under Floor Heating
- Flexible Accommodation Ideally Suited to a Growing Family
- Stunning Master Bedroom Suite with Walk-in Wardrobe and En-suite Bathroom
- Large Open Plan Living Space Ideal for Entertaining
- Delightful Rear Garden Area with Sun Terrace and Covered Seated Areas
- Premier Residential Location Close to Countryside/Moorland Walks

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, stunning open plan Living Space with bi-folding doors onto the rear garden, contemporary Breakfast Kitchen with central island, Sitting Room (currently being used as a home gym), Utility Room, Cloaks/WC, Hallway

To the first floor the stunning Master Bedroom has French doors onto a balcony which enjoys panoramic long-range views, contemporary En-suite Bathroom and walk-in wardrobe, there are 3 other well proportioned Bedrooms (two of the three with built-in wardrobes), Family Bathroom/WC with modern white suite

Externally there is a substantial block paved carriage driveway with two electronically operated gates. The rear garden is a particular feature of the property having substantial sun terrace off the bi-folding doors, the lower section of the garden has a pleasant covered seating area adjacent to which is a pizza oven, whilst the remainder of the garden is laid to lawn.

Other amenities in close proximity include Cheethams Park, Priory Tennis Club and Gymetc. The whole of the ground floor with the exception of the Cloaks/WC is warmed through via an underfloor heating system and gas fired heating system to the upper floor. uPVC double glazing is to be found throughout.

The Accommodation in Detail:

Entrance Hallway

Double glazed composite style security door with double glazed side light, understairs storage cupboard, Karndean flooring, recessed spotlights,

Open Plan Living/Dining Room

38'3 reducing to 22'9 x 22'9 reducing to 8'8 (11.66m reducing to 6.93m x 6.93m reducing to 2.64m)
Karndean flooring, recessed spotlights, four uPVC double glazed windows, two uPVC double glazed Velux type windows, double glazed bi-folding doors

Sitting Room/Gym

13'9 x 8'3 reducing to 7'7 (4.19m x 2.51m reducing to 2.31m)
Laminate flooring, uPVC double glazed window, central heating radiator

Breakfast Kitchen

21'7 x 11'6 (6.58m x 3.51m)
Contemporary sink unit with a range of modern wall and floor mounted units with granite work surfaces, central island with breakfast bar, integrated SMEG double oven, five ring gas hob with extractor unit over, integrated dishwasher, integrated wine cooler, Karndean flooring, recessed spotlights, two uPVC double glazed windows

Cloaks/WC

Low level WC, contemporary wash hand basin with vanity storage unit below, part tiled, heated towel rail/radiator

Utility Room

9'7 x 5'10 (2.92m x 1.78m)
Wall mounted units, plumbed for automatic washing machine and dryer, laminate flooring

Side Hallway

uPVC double glazed rear door, laminate flooring

First Floor:

Landing

uPVC double glazed windows, recessed spotlights, two central heating radiators, loft access

Master Bedroom

19'10 x 9'7 (6.05m x 2.92m)
Two uPVC double glazed windows, two central heating radiators, uPVC double glazed French doors to balcony with glass balustrade (9'1 x 8'2), walk-in wardrobe (8'9 x 7'8) fully fitted with hanging rail and drawers

En-suite Bathroom

8'5 x 7'8 max (2.57m x 2.34m max)
Contemporary white suite having free standing bath with shower attachment, separate shower cubicle, twin bowl wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, recessed spotlights, uPVC double glazed window, heated towel rail/radiator

Bedroom (2)

16'0 x 8'3 (4.88m x 2.51m)
Fitted wardrobes, uPVC double glazed window, central heating radiator

Bedroom (3)

12'7 x 11'6 (3.84m x 3.51m)
Built-in wardrobes with recessed spotlights, uPVC double glazed window, central heating radiator

Bedroom (4)

9'1 x 9'0 plus door recess (2.77m x 2.74m plus door recess)
uPVC double glazed window, central heating radiator

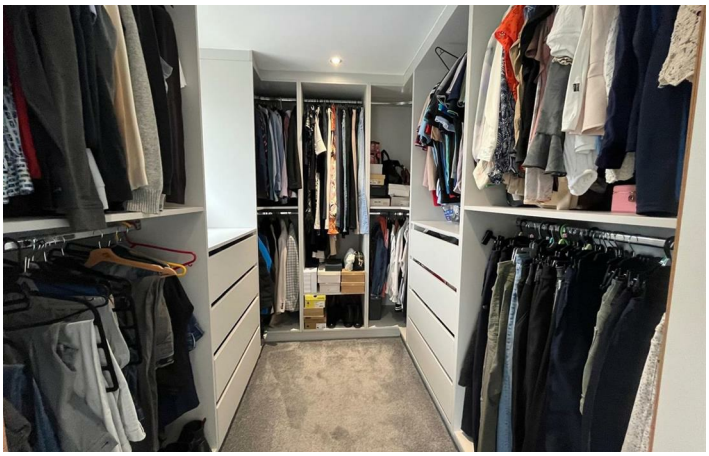
Family Bathroom/WC

Modern white suite having panel bath with shower over, pedestal wash hand basin, low level WC, fully tiled, tiled floor, heated towel rail/radiator, uPVC double glazed window

Externally:

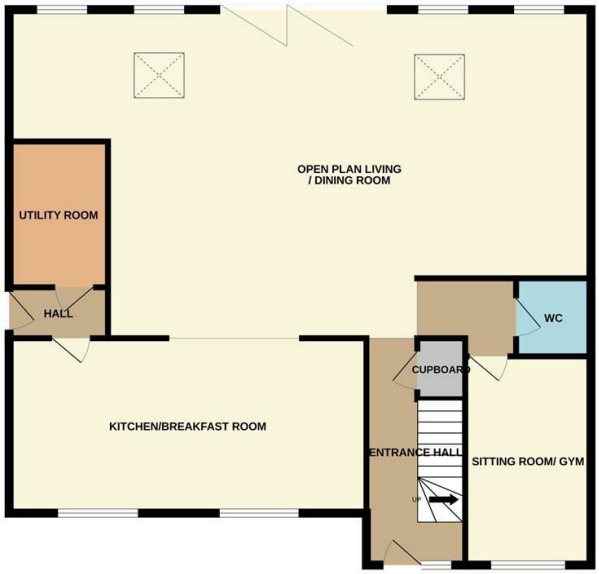
The property has a block paved carriage driveway with two electronically operated gates. The rear garden has a substantial flagged sun terrace off the bi-folding doors with steps down to a further lawned garden area within which there is a flagged and covered seating area and pizza oven.

Directions



Floor Plan

GROUND FLOOR
1315 sq.ft. (122.2 sq.m.) approx.



1ST FLOOR
993 sq.ft. (92.3 sq.m.) approx.

TOTAL FLOOR AREA : 2309 sq.ft. (214.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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