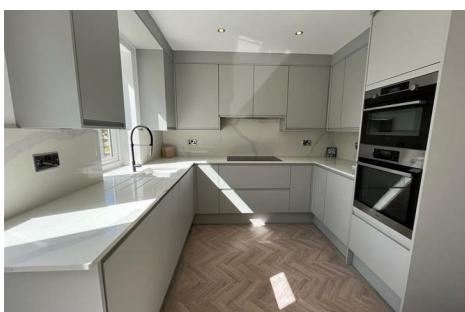


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Stalyhill Drive, Stalybridge, SK15 2TT

With stunning long range views to the rear, this well-proportioned four-bedroom executive detached property has undergone a comprehensive upgrading programme by the current owners and boasts numerous quality features. Ideally suited to a growing family, the well-proportioned accommodation simply must be viewed to be fully appreciated.

Worthy of particular note is the re-fitted dining kitchen with Italian Quartz worktops and central dining island.

Offers Over £485,000

Stalyhill Drive, Stalybridge, SK15 2TT

- Stunning Four-Bedroom Executive Detached
- Contemporary Living Space With uPVC Double-Glazed Conservatory
- Ample Off-Road Parking Plus Integral Garage
- Good Commuter Links
- Numerous Quality Features Throughout
- Master Bedroom With Re-fitted Luxury En-Suite And Built-in Wardrobes
- Walking Distance Of Ever Popular Stalyhill Schools
- Highly Regarded Residential Area And Long Range Views To The Rear
- High Class Finish Throughout
- Close Proximity To Numerous Countryside Walks

The Accommodation Briefly Comprises:

Entrance porch, cloaks/WC, lounge, stunning dining kitchen open to the uPVC double-glazed conservatory.

To the first floor there are four well-proportioned bedrooms with the Master having en-suite, bedroom 2 has en-suite shower room, fitted family shower room/WC.

Externally, the well-presented front garden is laid mainly to lawn with mature border plants and shrubs, a driveway providing off-road parking for several vehicles leading to the integral garage. To the rear there is a low maintenance enclosed garden area with sun terrace and Astroturf sections.

The property is situated on the every popular Mottram Rise estate and enjoys good access to Stalybridge town centre who bus and train stations provide excellent commuter links.

Several local junior and high schools are also within easy reach making the property ideally suited to a growing family.

Countryside walks are also close to hand and other amenities readily available include Cheethams Park and Priory Tennis Club.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Porch

Contemporary style security door with uPVC double-glazed side light, built-in storage cupboard, tiled floor, central heating radiator.

Cloaks/WC

Contemporary white suite having low-level WC, wash hand basin, tiled floor, uPVC double-glazed window, central heating radiator.

Lounge

19'2 x 12'4 (5.84m x 3.76m)
uPVC double-glazed bow window, contemporary feature fire, two central heating radiators.

Dining Kitchen

29'8 x 9'6 (9.04m x 2.90m)

Inset one and a half bowl sink unit, contemporary wall and floor mounted units, central dining island, Italian Quartz worktops, integrated AEG double oven/microwave, AEG induction hob with extractor over, undercounter integrated fridge, integrated dishwasher, contemporary central heating radiator, uPVC double-glazed French doors and side lights plus further uPVC double-glazed window, recess spotlights.

The dining kitchen is open to the uPVC double-glazed conservatory.

Conservatory

13'5 x 9'5 (4.09m x 2.87m)

uPVC double-glazed with French doors onto the rear garden.

FIRST FLOOR

Landing

Loft access, recess spotlights.

Bedroom 1

16'0 x 12'4 (including en-suite) (4.88m x 3.76m (including en-suite))

uPVC double-glazed window, built-in wardrobes, central heating radiator.

En-Suite

6'0 x 4'9 (1.83m x 1.45m)

Contemporary white suite having a double-ended bath, contemporary wash hand basin with vanity storage unit, low-level WC, part-tiled, recess spotlights.

Bedroom 2

12'8 x 10'4 maximum (3.86m x 3.15m maximum)

uPVC double-glazed window, central heating radiator, built-in wardrobes.

En-Suite Shower Room

Shower cubicle, wash hand basin with vanity storage unit below, tiled floor and walls, recess spotlights.

Bedroom 3

12'9 x 9'5 (3.89m x 2.87m)

uPVC double-glazed window, central heating radiator and fitted wardrobes.

Bedroom 4

9'11 x 7'0 (3.02m x 2.13m)

Family Shower Room/WC

9'3 x 5'5 (2.82m x 1.65m)

Modern white suite with shower cubicle, wash hand basin with vanity storage unit below, low-level WC, heated chrome towel rail/radiator, tiled floor, fully tiled walls, uPVC double-glazed window.

EXTERNAL

There is a block-paved driveway to the front of the property providing off-road parking for several vehicles. This leads to an integral garage (19'0 x 8'4) with power and lighting, plumbing for automatic washing machine and dryer.

The front garden is laid mainly to lawn with border plants and shrubs.

To the rear of the property there is a paved sun terrace with further Astroturf section with border plants and shrubs.

TENURE

Leasehold - Solicitors to confirm.

COUNCIL TAX

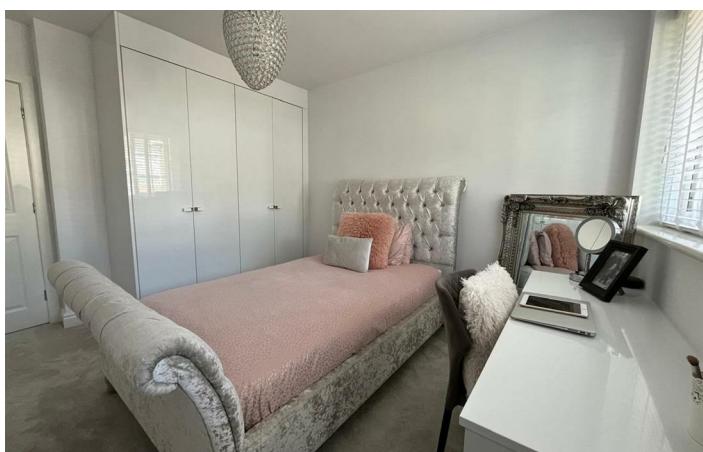
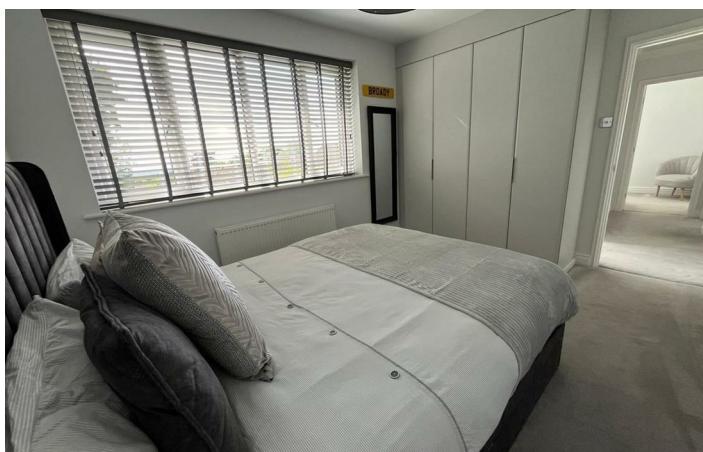
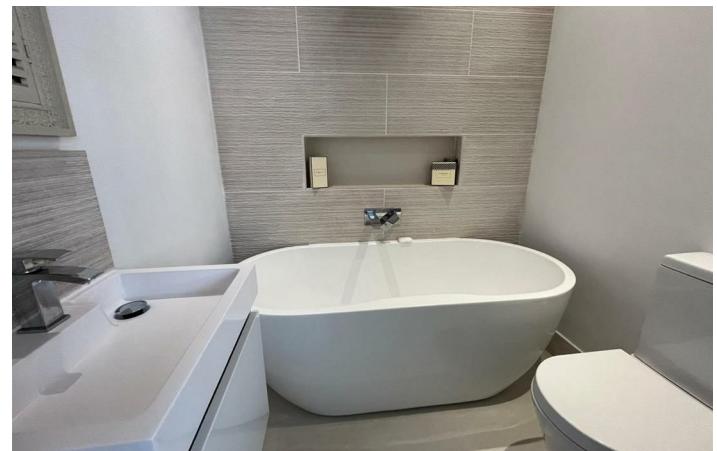
Council Tax Band "E".

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	77
(81-91) B	51
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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	