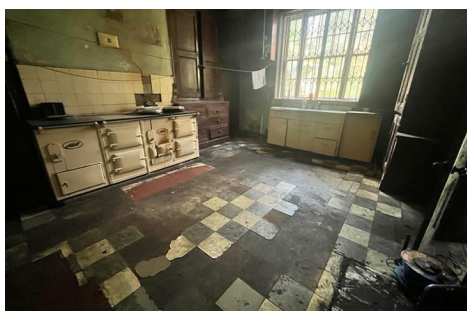


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## Mottram Old Road, Stalybridge, SK15 2SZ

This substantial, two storey, double bay fronted, Detached Dwelling was constructed in coursed local stone beneath a slate pitched roof. The property occupies a large mature corner plot and to the right-hand side of the property there is a driveway and substantial detached two storey former coach house. The property is now in need of complete renovation with further development potential afforded by the coach house and large garden plot (subject to the usual permissions).

The property stands in one of the most sought after locations in the area with Stalybridge Town Centre being readily accessible and provides a range of shopping and recreational amenities as well as excellent commuter links via its train and bus stations. The very popular Stalyhill schools are close to hand as are numerous countryside/moorland walks.

**Price £650,000**

# Mottram Old Road, Stalybridge, SK15 2SZ

- Substantial 4 Bedroom Detached House plus Adjacent Coach House
- Large Mature Corner Plot
- Retained Character Features Throughout
- Highly Regarded Residential Location
- 3 Reception Rooms plus Dining Kitchen
- Partial uPVC Double Glazing
- In Need of Complete Refurbishment - Further Development Potential (STP)
- 4 Double Bedrooms and 2 Bathrooms
- Useful Storage Cellar

## Contd.....

The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway, Living Room, Dining Room, Sitting Room, Dining Kitchen with Aga and walk-in larder room. Accessed of the Entrance Hallway there is a useful Storage Cellar

To the first floor there are 4 double Bedrooms, 2 Bathrooms, off the half Landing there is a small seating area overlooking the rear garden.

There is a detached, two storey, former Coach House with Garage/Storage facility and additional driveway providing off road parking. The property stands within a substantial garden plot.

## The Accommodation in Detail:

### Entrance Porch

uPVC panelled double doors.

### Entrance Vestibule

### Entrance Hallway

### Store Room/'Cloaks

6 x 5'6 (1.83m x 1.68m)

### Lounge

15'0 x 14'10 (4.57m x 4.52m )  
(plus uPVC double glazed bay window),  
feature fireplace.

### Sitting Room

14'11 x 14'11 (4.55m x 4.55m)  
uPVC double glazed bay window, feature fireplace.

### Dining Room

16'4 x 14'10 (4.98m x 4.52m)  
Feature fireplace uPVC double glazed window.

### Breakfast Kitchen

16'7 x 14'3 into chimney breast alcove  
(5.05m x 4.34m into chimney breast alcove)  
Aga, range of storage cupboards, double drainer stainless steel sink unit, walk-in larder (8'0 x 5'6).

### First Floor:

### Half Landing

with PVC double glazed seating area overlooking the rear garden.

### Bedroom (1)

15'1 x 14'11 (4.60m x 4.55m)  
(plus uPVC double glazed bay window),  
feature fireplace.

### Bedroom (2)

15'0 x 14'9 (4.57m x 4.50m)  
(plus uPVC double glazed bay window),  
wash hand basin.

### Bedroom (3)

16'4 x 14'10 (4.98m x 4.52m)  
Feature fireplace.

### Bedroom (4)

16'7 x 14'5 (5.05m x 4.39m)  
with alcove storage cupboards.

### Bathroom/WC

14'7 x 5'7 (4.45m x 1.70m)  
Coloured suite with panel bath, low level WC, pedestal wash hand basin, access to large loft space (with potential to expand) part tiled.

### Bathroom

9'6 x 5'9 (2.90m x 1.75m)  
Free standing claw foot bath, wash hand basin, uPVC double glazed window.

### Externally:

Adjacent to the property there is a large, two storey, stone built, detached former Coach House. The property stands within the substantial, mature garden plot with off road parking.



## 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.

