

# DAWSONS

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## Mottram Old Road, Stalybridge, SK15 2TE

This individual architecturally designed three-bedroom true bungalow provides well-proportioned, thoughtfully designed accommodation and is situated in a premier residential location. Now in deed of general updating, the property offers a stunning opportunity to impart their own taste and specification upon the property. It is highly recommended that interested parties view the property internally.

Slightly elevated from the roadside, the property also benefits from a larger tandem garage with further additional ancillary accommodation being available with two further block built rooms to the rear of the garage which could be developed for various purposes.

**Offers Over £425,000**



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



# Mottram Old Road, Stalybridge, SK15 2TE

- Architecturally Designed Three-Bedroom True Bungalow
  - Three Well-Proportioned Bedrooms
  - Further Potential To Extend (STP)
  - No Onward Chain
- Useful Ancillary Buildings With Further Potential
  - Double-Glazed Windows and Combination Condensing Central Heating Boiler System
  - Tandem Garage With Workshop
- Elevated Position In Prime Residential Location
  - In Need Of General Updating
  - Countryside Walks On The Door Step

## The Accommodation Briefly Comprises:

Entrance hallway and inner hallway, substantial living room with large picture windows, dining room, fitted kitchen with utility area, three well-proportioned bedrooms (two with fitted wardrobes/bedroom furniture), bathroom, separate WC.

Externally, the property occupies a slightly elevated position with lawned gardens to both front and rear with an upper tiered rear garden area with the potential to be further developed for use as a sun terrace. There is a good size tandem garage with rear workshop area. To the rear of the garage there are two further ancillary rooms finished to shell condition which could be further developed to suit the needs of a prospective purchaser.

Whilst being within minutes of open countryside walks, the property has good accessibility to all local amenities with Stalybridge town centre being approximately 1.5 miles distant. The town centre's bus and train stations provide excellent commuter links to Manchester City Centre. Other amenities in the vicinity include the ever popular Staly Hill Junior and Infant Schools, Cheethams Park, Priory Tennis Club and Gymetc.

For the security conscious, a CCTV system is in place.

## The Accommodation In Detail Compries:

### Entrance Hallway

Leading to Inner Hallway, loft access.

### Living Room

26'10 x 13'11 (8.18m x 4.24m)  
Feature fireplace, full width double-glazed picture window plus further double-glazed window, recess spotlights, central heating radiator.

### Dining Area

9'6 x 8'9 (2.90m x 2.67m)  
Double-glazed window, central heating radiator.

### Kitchen

13'0 x 8'0 (3.96m x 2.44m)  
One and a half bowl single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in oven, built-in microwave, four-ring hob, fully tiled, integrated fridge and freezer, tiled floor, plumbing for automatic washing machine, double-glazed window, central heating radiator.

### Inner Hall/Utility

Plumbing for automatic dryer, part tiled, tiled floor, central heating radiator.

### Bedroom 1

17'7 x 11'11 maximum (5.36m x 3.63m maximum)  
Fitted and built-in wardrobes, wash hand basin, double-glazed window, central heating radiator.

### Bedroom 2

13'2 x 12'0 (4.01m x 3.66m)  
Built-in cabin bed and wardrobes with further built-in bedroom furniture/desks, double-glazed window, central heating radiator.

### Bedroom 3

13'2 x 9'6 maximum (4.01m x 2.90m maximum)  
Double-glazed window, central heating radiator.

### Bathroom

8'10 x 7'11 (2.69m x 2.41m)  
Coloured suite having sunken bath, shower area, pedestal wash hand basin, built-in storage cupboard, fully tiled, heated chrome towel rail/radiator, double-glazed window.

### Separate WC

Low-level WC, fully tiled, double-glazed window.

### EXTENRNAL

There is a driveway providing off-road vehicular parking with a covered access between the garage and the front door.

Garage (27'4 x 8'5 increasing to 10'3) with power and lighting and water tap.

Rear Workshop Area

Rear Storage (15'5 x 13'10) fitted out to shell condition and split into two compartments with a skylight.

Further Rear Ancillary Room (11'3 x 6'2) fitted out to shell condition.

Gardens to both front and rear are laid to lawn and there is an upper tiered garden area to the rear of the property with further potential to be developed to a sun terrace.

### TENURE

Tenure is Freehold - Solicitors to confirm.

### COUNCIL TAX

Council Tax Band "G".

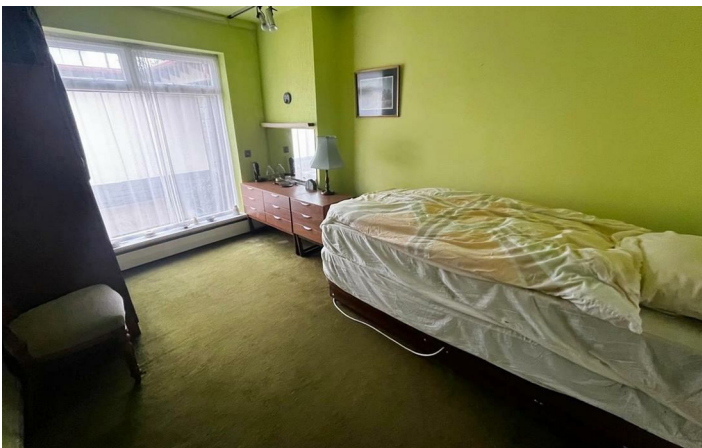
### VIEWINGS

Strictly by appointment with the Agents.



## Directions





Floor Plan

Ground Floor



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