



28 St. James Close, Stalybridge, SK15 3FS

Offers Over £425,000

A Wilson Estates are delighted to offer for sale this executive four-bedroom detached family home.

Seamlessly blending contemporary design with the finest craftsmanship, St James Close comes to the market offering a luxurious and comfortable lifestyle for any prospective buyer.

Built in 2021 by Elliot Maunders Homes, in 'Daphne' design, and with attention to detail at every turn, this property is not just a home; it's a statement of refined living for those who appreciate the finest in quality and design. Embrace the epitome of modern luxury in this exclusive residence in Millbrook, Stalybridge.

Built with high specifications including luxury Villeroy and Bosch bathroom fittings, quality kitchen appliances & LED lighting to name but a few.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the entire home. The lounge is a cosy retreat for when the day is done, whilst the modern open plan dining kitchen provides the perfect backdrop for the hustle and bustle of family life, with the inclusion of a utility room and downstairs W.C making this a real family friendly option.

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Entrance Hall

Window to the side elevation, stairs rising to the first floor, useful under stairs storage cupboard.

WC

Low level W.C and hand wash basin.

Lounge

17'5" x 10'9" (5.31m x 3.28m)

Windows to the front elevation.

Open Plan Dining Kitchen

12'3" x 17'8" (3.73m x 5.38m)

Bi-fold doors leading out to the garden. The kitchen area is fitted with a comprehensive range of stylish floor and wall mounted units with coordinating work surfaces over plus a matching Island. The appliances included are the American style fridge freezer, electric oven, gas hob and extractor fan above.

Door leading into the utility room.

Utility

4'2" x 5'10" (1.27m x 1.78m)

Plumbing for washing machine, space for tumble dryer, worksurface.

Stairs & Landing

Window to side elevation, doors to all upstairs rooms.

Bedroom One

14'8" x 10'10" (4.47m x 3.30m)

Window to front elevation.

En-suite Shower Room

Opaque window, tiled enclosed shower cubicle,

low level W.C and hand wash basin. Heated towel rail. Tiled floor.

Bedroom Two

13'2" x 10'10" (4.01m x 3.30m)

Window to the rear elevation with views over the garden and beyond.

Bedroom Three

7'5" x 8'2" (2.27m x 2.49m)

Window to the rear elevation.

Bedroom Four

7'5" x 7'0" (2.26m x 2.13m)

Window to the front elevation.

Family Bathroom

Suite comprising of a panel bath with shower attachment over. Low level W.C, hand wash basin. Part tiled walls and tiled floor. Heated Towel rail.

Externally

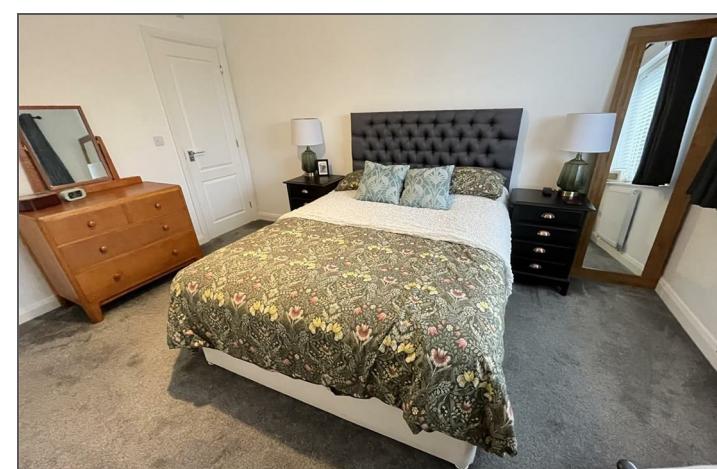
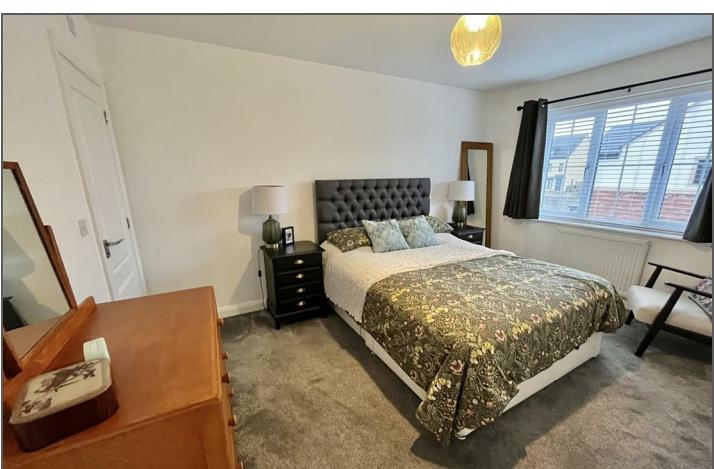
The front is approached by a driveway, whilst around to the rear is a fantastic sized garden! Imagine a sunny day with the bi-fold doors open, what a space to sit with a drink or for children to play.

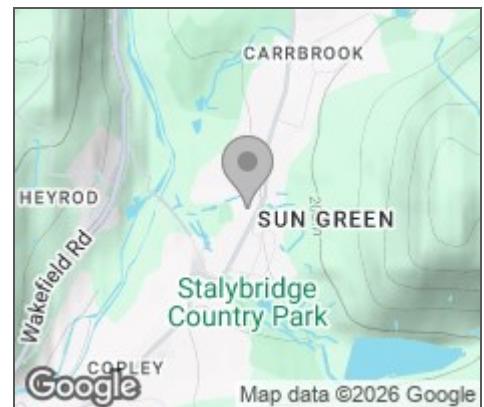
Additional Information

Tenure: Freehold

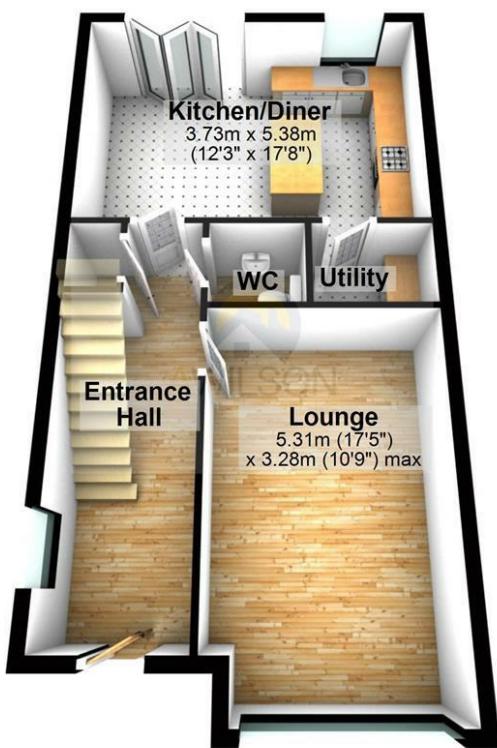
EPC Rating: B

Council Tax Band: E

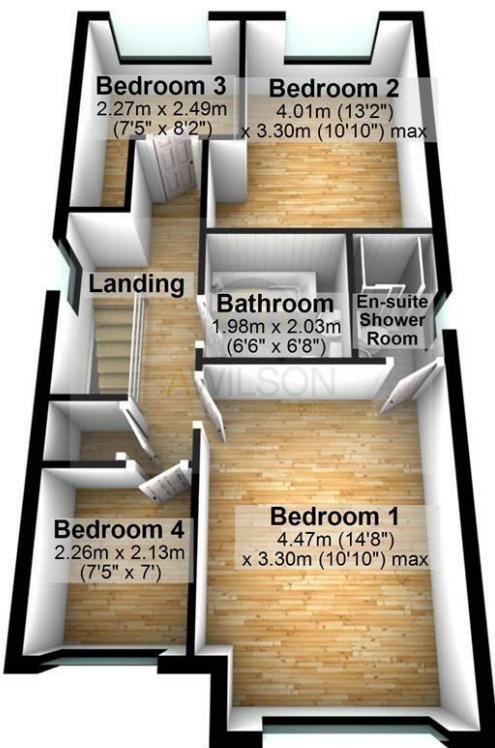




Ground Floor



First Floor



Total area: approx. 109.0 sq. metres (1173.3 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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			
EU Directive 2002/91/EC			
England & Wales		84	

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			
England & Wales		EU Directive 2002/91/EC	

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.

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