



67 Mottram Old Road, Stalybridge, SK15 2TE

£415,000

A Wilson Estates are delighted to bring to the market this beautiful family home, occupying an elevated position on one of the most desirable roads in the area and enjoying stunning far reaching views.

A traditional bay fronted semi detached, this property offers spacious accommodation throughout and generous gardens, making it perfect for a growing family.

You are welcomed in through a charming arched entrance porch into a characterful panelled hallway. The ground floor features two good sized reception rooms along with a modern fitted breakfast kitchen and a useful utility room.

Upstairs, the master bedroom features a bay window, whilst bedroom two benefits from far reaching views of the field and hills beyond. A third bedroom, a family bathroom and a separate WC complete the first floor living accommodation. The second bedroom also features a loft hatch with access up to a loft room complete with velux window - providing potential for further expansion of this living space in future.

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Entrance Vestibule

Door to:

Hallway

Stairs to first floor. Feature wall panelling. Large storage cupboard.

Lounge

12'4" x 13'4" (3.76m x 4.06m)

Bow window to front elevation. Window to side elevation. Feature fireplace. Ceiling light. Radiator.

Dining Room

13'5" x 11'10" (4.09m x 3.61m)

Two windows to rear elevation. Double doors leading out to rear garden. Feature fireplace with inset living flame effect fire.

Kitchen

16'3" x 9'7" (4.95m x 2.92m)

Fitted with matching range of base and eye level units with coordinating worktops over. Fitted eye level electric oven. Built in microwave. Integrated washing machine. Integrated dishwasher. Window to side elevation. Window to rear. Double radiator. Storage cupboard housing boiler.

Utility

6'1" x 3'8" (1.85m x 1.12m)

Window to the side elevation, shelving and a cupboard.

Stairs and Landing

Stained Glass window to side elevation. Staircase with glass balustrades. Doors to

bedrooms and bathroom. Access to storage cupboard.

Master Bedroom

12'4" x 13'4" (3.76m x 4.06m)

Bow window to front elevation. Window to side elevation. Ceiling light. Radiator.

Bedroom Two

13'5" x 11'11" (4.09m x 3.63m)

Window to rear elevation. Door to storage cupboard. Radiator. Ceiling light. Loft hatch providing access to loft room.

Bedroom Three

7'1" x 8'11" (2.16m x 2.72m)

Window to front elevation. Radiator. Ceiling light.

Bathroom

Window to rear elevation. Fitted with panelled bath with glass shower screen and mains fed shower over and vanity unit with inset sink. Heated towel rail.

Separate WC

Window to side elevation. WC.

Loft Room

11'10" x 8'9" (3.61m x 2.67m)

Accessed via drop down ladders. Skylight.

Outside and Gardens

Detached garage to front fitted with lighting and power;. Front garden with mature planting and steps leading to first floor. Private rear garden mainly laid to lawn with additional patio area and gated access to the rear leading out to fields behind property.

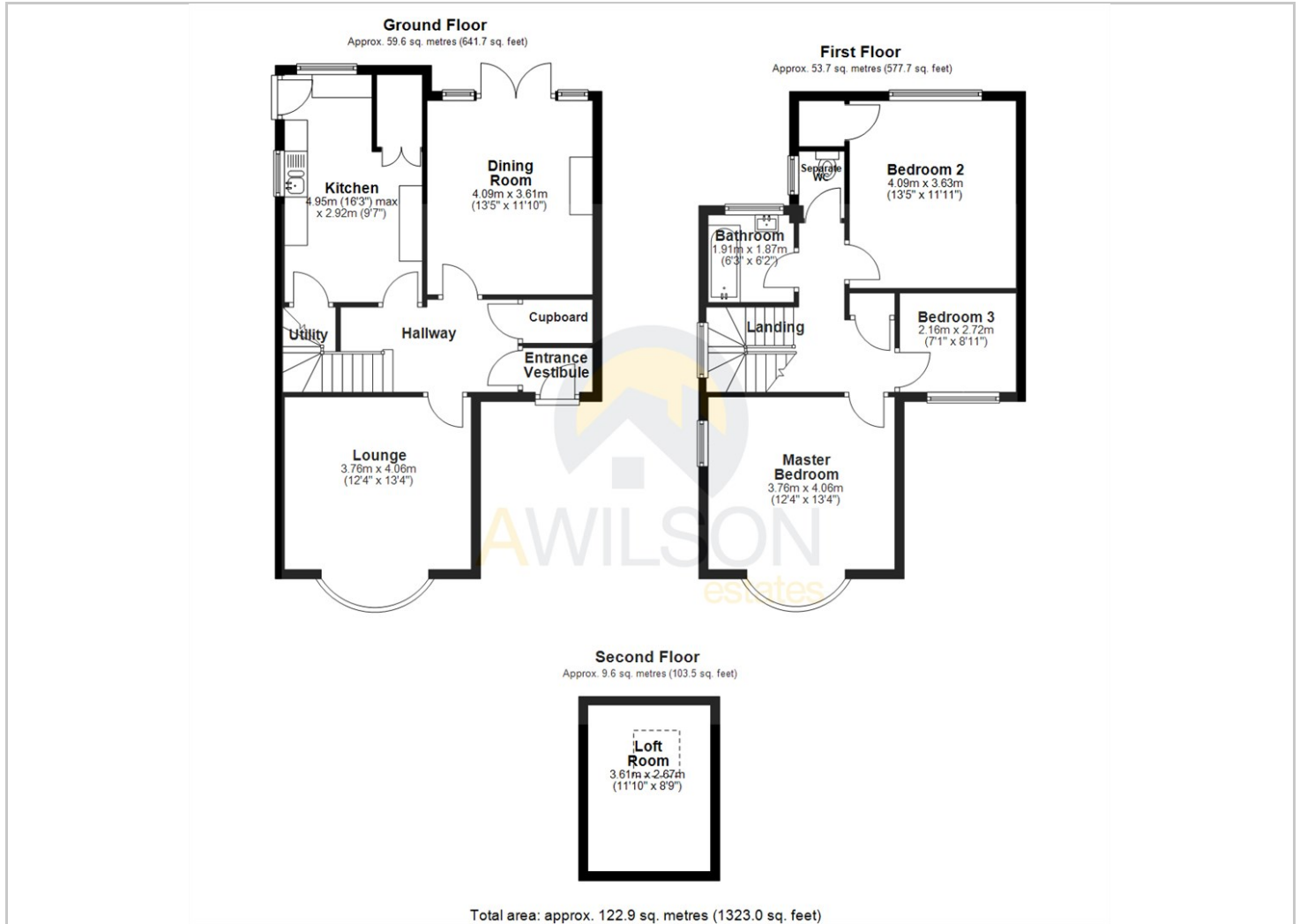
Additional Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: C





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			
England & Wales		69	80
		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			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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