



24 Printers Drive, Stalybridge, SK15 3FN

£410,000

This stunning detached family home truly is "one of a kind" and comes to the market having been finished to an exceptionally high standard and offering spacious living accommodation, including three double bedrooms and a large lounge/dining room complete with fuel burning stove.

Situated in the highly desirable Carrbrook conservation area, the home boasts stunning views of the surrounding landscape, and benefits from some fantastic nature walks on it's doorstep. Perfectly located within the catchment area for Buckton Vale Primary School, Millbrook Primary School, and Mossley Hollins High School, this would be an ideal purchase for families.

As you step through the front door you are welcomed into a reception room - currently used as a play room/ family room, this leads through to the modern kitchen, fully equipped and decorated in tasteful neutral tones. Off the kitchen an inner hallway with picture window to the side leads to a convenient downstairs WC, plus the real "wow" factor of this home - an extended lounge/dining room to the rear featuring a multi fuel stove and stunning wall to wall windows.

Upstairs, you'll find a master bedroom with fitted wardrobes and modern en suite shower room, plus two further double bedrooms and a stylish family bathroom with

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Family Room / office

16'2" x 8'0" (4.92m x 2.43m)

Composite front door with upvc double glazed windows to each side. Herringbone effect tiled flooring. Radiator. Ceiling spotlights. Open plan archway leading to:

Kitchen

11'2" x 9'0" (3.40m x 2.74m)

A bespoke fitted kitchen fitted with a matching range of base and eye level units with complimenting quartz worktops over. Samsung eye level built in electric oven and microwave. Integrated slimline dishwasher. Plumbing for integrated automatic washing machine. Four ring electric hob with extractor hood over and quartz splashback. Inset sink with mixer tap over. Herringbone effect tiled flooring. Two upvc double glazed windows to front elevation plus upvc double glazed window to side. Open plan archway leading to:

Inner Hallway

upvc double glazed picture window to side elevation. Radiator. Single spotlight to ceiling.

WC

Two piece suite comprising of wash hand basin and low-level WC. Herringbone effect tiled flooring. Radiator. Ceiling light. radiator.

Open Plan Living

18'7" x 26'9" (5.66m x 8.15m)

A stunning open plan living/ dining room with feature wall-to-wall upvc double glazed windows to the rear elevation. A black Cast Iron

Freestanding multi fuel Log Burner gives this space a cozy feel, perfect for snuggling on the sofa on those cold winter evenings. A built in media wall provides another great focal point to the room. Spotlights to ceiling. Stairs leading to first floor. Column radiator. Two vertical radiators. Double doors leading out to garden.

Landing

uPVC window to side elevation. Ceiling light. Loft hatch providing access to loft which is boarded for storage. Door to Storage cupboard housing Ideal boiler (Installed in 2021)

Master Bedroom

15'1" x 14'11" (4.61m x 4.54m)

uPVC double glazed window to front elevation, uPVC double glazed window to rear elevation. Two sets of fitted wardrobes. Radiator, Door to:

En-suite

A modern three piece suite comprising of pedestal wash hand basin, black framed shower enclosure and low-level WC. Fully tiled walls. Spotlights to ceiling. uPVC double glazed window to rear.

Bedroom 2

11'9" x 11'7" (3.59m x 3.52m)

uPVC double glazed window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

Bedroom 3

9'2" x 10'0" (2.80m x 3.04m)

Two uPVC double glazed windows to front elevation. uPVC double glazed window to side

elevation. Fitted wardrobes. Radiator. Ceiling light.

Bathroom

Stunning bathroom suite comprising of free standing bath with waterfall tap, low level WC and hand wash basin. Wood effect tiled floor. uPVC double glazed window to rear elevation. Heated towel radiator.

Externally

Externally, the property features a resin driveway at the front, whilst the garden is a real suntrap, with composite decked areas, plus a lawned area laid with artificial grass, providing a great low maintenance outdoor space for relaxation and entertainment. The current owners have also added a shed area for additional storage, and a log store

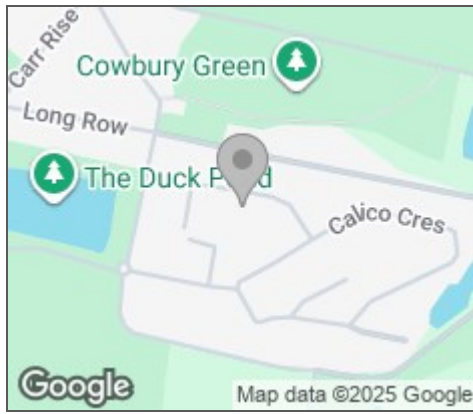
Additional Information

Tenure: Freehold

EPC Rating: C - 77 - 84

Council Tax Band: D





Ground Floor



First Floor



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	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	

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