



9 Holly Close, Stalybridge, SK15 2AN

£345,000

Welcome to Holly Close- this beautiful development is located just off Mottram Rd in Stalybridge, built in 2016 they offer a modern, quiet residential location suitable for a range of purchasers.

The property boasts a spacious floorplan set over three floors with three bedrooms plus additional room which could be used as a 4th bedroom, home office, playroom etc - ideal for growing families.

The plot benefits from having a large garden plus addition land (with tree preservation orders in situ), there is also parking for multiple cars.

Upon entering into spacious hallway there is WC plus plentiful storage. The ground floor also houses the family room/ fourth bedroom.

The first floor first is perfect for entertaining/ families with spacious kitchen, living and dining areas. There is also a well designed WC located on this level too.

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Entrance Hallway

Door to front elevation, vinyl flooring, ceiling light fitting, door to:

WC

Hand wash basin with vanity unit, low level WC, vinyl flooring, ceiling light fitting, radiator

Family Room/Bedroom 4

17'2" x 8'5" (5.23m x 2.56m)

Window to front elevation, carpet flooring, spot lighting, radiator.

Stairs to First Floor

Stairs, open plan, door to:

Dining Kitchen

13'0" x 16'6" (3.97m x 5.04m)

Window to rear elevation, white gloss kitchen with wall and base units with co-ordinating work surfaces, stainless steel sink with mixer over tap, built in electric oven, four ring gas hob, extractor, vinyl flooring, radiator, spot lighting, integrated dishwasher, space for washing machine and fridge freezer, sliding door leading out to enclosed rear garden.

Lounge

10'6" x 16'6" (3.19m x 5.04m)

Window and doors to front elevation with Juliet Balcony, spot lighting, radiator, carpet flooring.

WC

Hand wash basin, low level WC, Vinyl flooring, radiator.

Stairs & Landing

Window to side, stairs.

Master Bedroom

10'1" x 11'9" (3.08m x 3.57m)

Window to front, spot lighting, carpet flooring, radiator

En-suite

Window to front elevation, vinyl flooring, hand wash basin, shower cubicle with mains fed shower, sink unit, towel rail.

Bedroom 2

9'5" x 8'10" (2.88m x 2.70m)

Window to rear, carpet, spot lighting, radiator

Family Bathroom

Bathroom suite comprising of bath with shower overhead with glass shower screen, tiled walls, vinyl flooring, low level WC, hand wash basin, spot lighting.

Bedroom 3

9'5" x 7'5" (2.88m x 2.25m)

Window to rear, carpet, spot lighting, radiator

Landing

Window to side, door.

Outside and Gardens

To the rear and side there are garden areas comprising of lawn and patio areas (the garden boundary does go beyond the fence line and this section is subject to a tree preservation orders).

The property also benefits multiple car parking spaces.

Additional Information

Tenure - Freehold
Council Tax - Band D
EPC - B

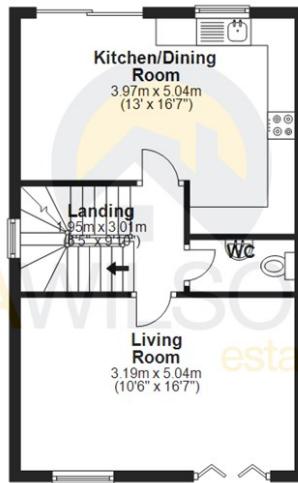




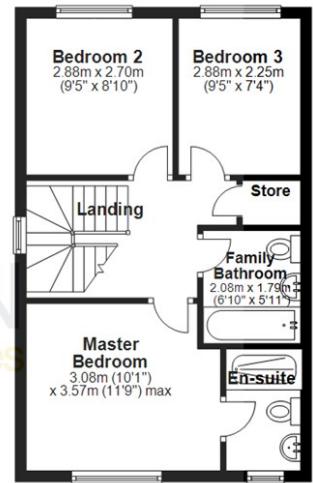
Ground Floor
Approx. 26.4 sq. metres (284.0 sq. feet)



First Floor
Approx. 41.9 sq. metres (451.5 sq. feet)



Second Floor
Approx. 41.9 sq. metres (451.5 sq. feet)



Total area: approx. 110.3 sq. metres (1186.9 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			94
(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	

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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