



## 2 Foxglove Lane, Stalybridge, SK15 1DW

**Offers Over £400,000**

A Wilson Estates are delighted to present this impressive four/five bedroom detached home, tucked away at the head of a private lane in Stalybridge. Offering over 1,750 sq ft of versatile living space, alongside a large detached double garage and ample off road parking, this property is perfectly suited to modern family living.

Upon entering, you are welcomed by a spacious hallway which sets the tone for the rest of the home. To the left is the generous master bedroom, beautifully decorated in neutral tones and benefitting from French doors that allow in plenty of natural light while providing direct access to the front garden.

Also positioned at the front of the property is the dining room, overlooking the garden. This versatile space could easily serve as a fifth bedroom, offering ample room for a double bed if required.

The lounge/diner is a particularly well proportioned room. Originally a garage, this room was converted by the current owners and now offers plenty of space for both seating and dining, making it ideal for day to day family life as well as entertaining. It also features a useful storage area tucked away at the rear.

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Foxglove Lane is conveniently positioned within easy reach of Stalybridge town centre, where you'll find a range of supermarkets, independent shops, cafés, and everyday services. Larger retail options are also available in nearby Ashton-under-Lyne.

For families, there are a number of well regarded primary and secondary schools within a short distance, including West Hill School, making the location a practical choice for those with children.

.Stalybridge railway station is just ten minutes walk away, providing regular direct services into Manchester city centre and beyond. Road links are also convenient, with access to the M60 motorway network within a short drive.

For outdoor space, outdoor enthusiasts will enjoy Silver Springs, Chadwick Dam and Luzley, all within easy reach. Families will also appreciate being within walking distance of Stamford Park and its boating lake.

## **Entrance Hall**

Stairs to first floor. Doors to all downstairs rooms. Radiator. Ceiling light.

## **Kitchen**

8'11" x 17'2" (2.72m x 5.24m)  
Fitted with matching range of base and eye level units with coordinating worktops over. Two integrated eye level ovens. Built in gas hob with extractor hood over. Integrated dishwasher.

Window to rear elevation. Double doors out to rear garden.

## **Lounge/Dining Room**

19'6" x 14'7" (5.95m x 4.45m)  
Window to front elevation. Radiator. Two Ceiling lights. Door to storage cupboard.

## **Bedroom One**

14'4" x 11'8" (4.38m x 3.56m)  
Ceiling light. Radiator. Double doors leading out to rear garden.

## **Dining Room/Potential Bedroom 5**

11'1" x 11'11" (3.37m x 3.63m)  
Window to front elevation. Ceiling light. Radiator.

## **Bathroom**

Fitted with three piece suite comprising of corner bath, WC and hand wash basin. Window to rear elevation.

## **Utility**

8'9" x 5'9" (2.66m x 1.75m)  
Window to rear elevation. Ceiling light. Plumbed for automatic washing machine.

## **Stairs and Landing**

6'4" x 24'11" (1.93m x 7.59m)  
Doors to bedrooms.

## **Bedroom Two**

15'7" x 15'1" (4.74m x 4.59m)  
Window to side elevation. Skylight. Built in wardobes. Radiator.

### Bedroom Three

15'7" x 7'9" (4.74m x 2.37m)

Window to side elevation. Skylight. Built in wardrobes. Radiator. Door to en suite.

### En-suite

Fitted with three piece suite comprising of shower cubicle, wc and hand wash basin. Ceiling light.

### Bedroom Four

8'11" x 11'5" (2.71m x 3.49m)

Velux window. Radiator. Ceiling light.

### Outside and Gardens

Large enclosed front garden mainly laid with patio with additional artificial lawned areas.

Generous driveway parking.

### Detached Garage

Up and over door to front. Fitted with power and lighting.

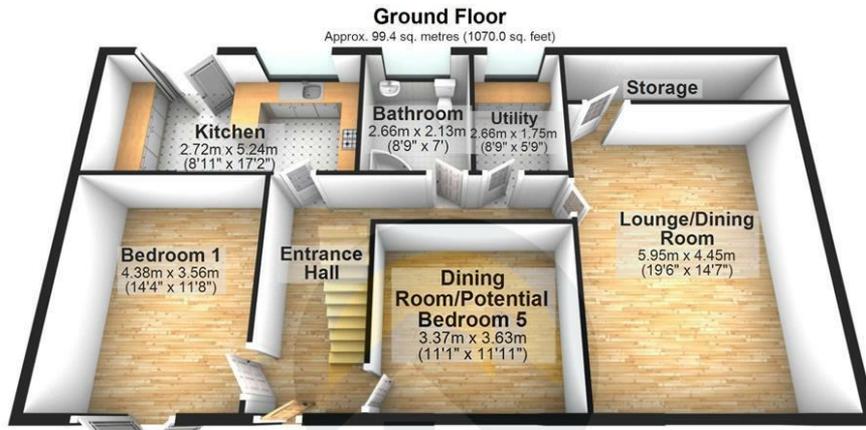
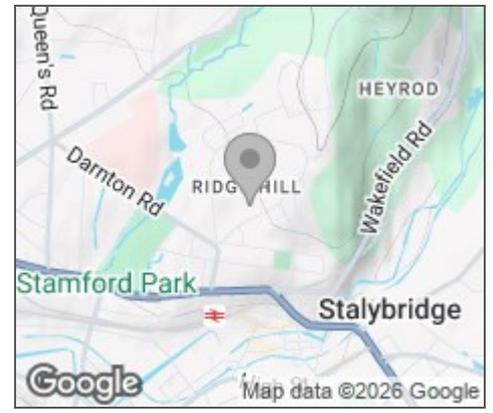
### Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: D





Total area: approx. 165.8 sq. metres (1784.6 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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