



## 5 Wellbank, Stalybridge, SK15 2RL

**Offers Over £700,000**

What a STUNNING property! Spacious living at it's best, a credit to the current owners & suitable for a range of purchasers looking for a stylish family home just a short walk from the sought after Primary Schools at Stalyhill.

This lovely split level property comprises of a welcoming hallway with glass balustrade leading downstairs to the cinema room no less! Given the space and layout this would also make a self contained apartment for those combining families. (Currently being used as a bedroom suite)

The super stylish open plan modern kitchen is the heart of this home, complete with integrated appliances. The both sides of the kitchen are a dining room (doors lead out onto a terrace, bringing the outdoors in on a sunny day) and a family room (also having doors leading out onto the garden). This is perfect for the growing family and also for entertaining!

The separate lounge offers what can only be described as the 'WOW' factor! With a vaulted ceiling and picture windows.

# 5 Wellbank

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## Entrance Hallway

You are welcomed into the home through the super spacious & bright hallway. Built in cloaks cupboard, underfloor heating, glass balustrade and staircase leading down to the Cinema Room/Separate Annex.

## Open Plan Kitchen & Family Room

Truly the heart of the home! This modern kitchen has all the fitted appliances you'd expect from a high end kitchen, complete with Granite worksurfaces & Corian breakfast bar.

This is the perfect entertaining space, open to both the family room and the dining room, great for parties! But equally day to day living with a family would be made easier with this superb layout. An underfloor heating system ensures that despite the open plan living this space feels wonderfully warm and cosy.

From the family room there are Bi-Fold doors that lead out onto the garden.

## Utility Room

Fitted high gloss wall and floor units with Corian surfaces over, plumbing for appliances, integrated fridge & freezer, sink unit, radiator and natural lighting.

## Dining Room

Step down from the kitchen into the dining room complete with underfloor heating. Imagine Christmas Dinner around the table in this room?! But those more sunny days the Bi-folding doors open up onto the terrace, a lovely spot to sit with a drink and relax.

## Sitting Room

Heated with underfloor heating this cosy room in the home is the ideal spot to perhaps watch a movie, the vaulted ceilings and picture windows give it a grand element and it definitely has a WOW factor.

## Master Bedroom

Windows to the front elevation, underfloor heating, fitted mirror fronted wardrobes with concealed media unit.

## En-Suite Bathroom

This Boutique feel bathroom adds a splash of luxury to the master suite! With a free standing slipper bath, low level W.C & hand wash basin. Tiled walls and radiator.

## Bedroom Two

Windows to the rear elevation, fitted wardrobes with concealed media unit, radiator.

## En-Suite

Walk in shower unit, hand wash basin & low level W.C. Tiled walls and radiator.

## Bedroom Three

Windows to the rear elevation, fitted wardrobes with concealed media unit, radiator.

## En-Suite

Walk in shower unit, hand wash basin, low level W.C. Tiled walls & radiator.

## Bedroom Four

Window to the rear elevation, radiator, fitted wardrobes with cabin bed and matching drawers.

## Family Shower Room

Off the hallway this guest shower room has an enclosed shower cubicle, hand wash basin and low level W.C. Tiled walls and radiator.

## Lower Ground Floor

## Cinema Room/Potential Separate Annex/Bedroom Five

This space could be almost anything you need! Originally built as a family cinema room, complete with underfloor heating system, it is currently being used as a bedroom for the very lucky eldest sibling of the family.

Given the layout, should you need a self contained space for perhaps blending families, with a few tweaks it could be done.

## Shower Room

Walk in shower unit, hand wash basin and low level W.C. Tiled walls and radiator.

## Outside & Gardens

Wellbank is a pleasant and quiet cul de sac within a highly desirable area of Stalybridge, set back from the road and tucked away in the corner, you get a real feeling of privacy.

The front offers off road parking for several vehicles. The gardens wraps around the side and rear, the side having a large tiered patio area with rendered garden 'shed'. Whilst to the rear is a private enclosed garden with borders of mature trees, a low maintenance artificial lawn and heated glass Garden House.

## Additional Information

Tenure: Freehold  
Council Tax Band: G  
EPC Rating: C

Tel: 0161 303 0778





## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74 → 80	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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