



41 Haycock Close, Stalybridge, SK15 2UD

£310,000

A Wilson Estates are pleased to offer for sale this beautifully presented three bedroom semi detached home on the popular Haycock Close in the Mottram Rise area of Stalybridge. Perfect for families and professionals alike, the home is just a short stroll from the highly regarded Stalyhill Primary Schools and offers well thought out living accommodation set over two floors.

Stepping through the front door you will find an entrance porch, leading to an open plan lounge and a modern fitted kitchen with door leading out to the rear garden. Upstairs, you will discover two double bedrooms with fitted wardrobes, a single bedroom, and a modern family bathroom, providing ample space for growing families.

Externally, the property boasts driveway parking, an attached garage, and well maintained gardens to the front and rear. Throughout the seasons, the area is simply beautiful, from watching the sunset over Hough Hill to seeing the cherry blossom trees in full bloom each spring.

Located just 1.5 miles from Stalybridge Train Station, commuters can take advantage of the excellent rail links to Manchester City Centre, Huddersfield, whilst the M60 and M67 motorway links are also just a short drive away.

41 Haycock Close

, Stalybridge, SK15 2UD

£310,000



Porch

Door to:

Open Plan Lounge/Dining Room

21'3" x 16'4" (6.47m x 4.98m)

Bay window with a deep sill to the front elevation. Feature fireplace with living flame gas fire. Wood laminate flooring. Window to the rear elevation with views over the garden. Two ceiling lights and radiators. Stairs rising to the first floor with glass balustrade.

Kitchen

10'7" x 7'1" (3.22m x 2.15m)

Fitted with a matching range of base and eye level units with worktop space over, One and a half bowl ceramic sink with drainer and swan neck mixer tap. Plumbed for automatic washing machine. Space for fridge/freezer. Fitted electric oven with ring gas hob and extractor hood. Door to rear garden.

Garage

Up and over electric door to front. Door to rear.

Landing

8'0" x 7'0" (2.44m x 2.13m)

Bedroom One

11'0" x 8'11" (3.36m x 2.71m)

Window to front, radiator, door to:

Bedroom Two

9'10" x 9'9" (3.00m x 2.97m)

Window to rear, radiator, door to:

Bedroom Three

7'0" x 7'0" (2.13m x 2.13m)

Window to front, radiator, door to:

Bathroom

5'6" x 7'0" (1.68m x 2.13m)

Three piece suite comprising pedestal wash hand basin and low-level WC, part tiled walls, window to rear, door to:

Outside and Gardens

Driveway to front providing off road parking leading to garage. Lawned front garden. To the rear there is a garden mainly laid to lawn with patio area.

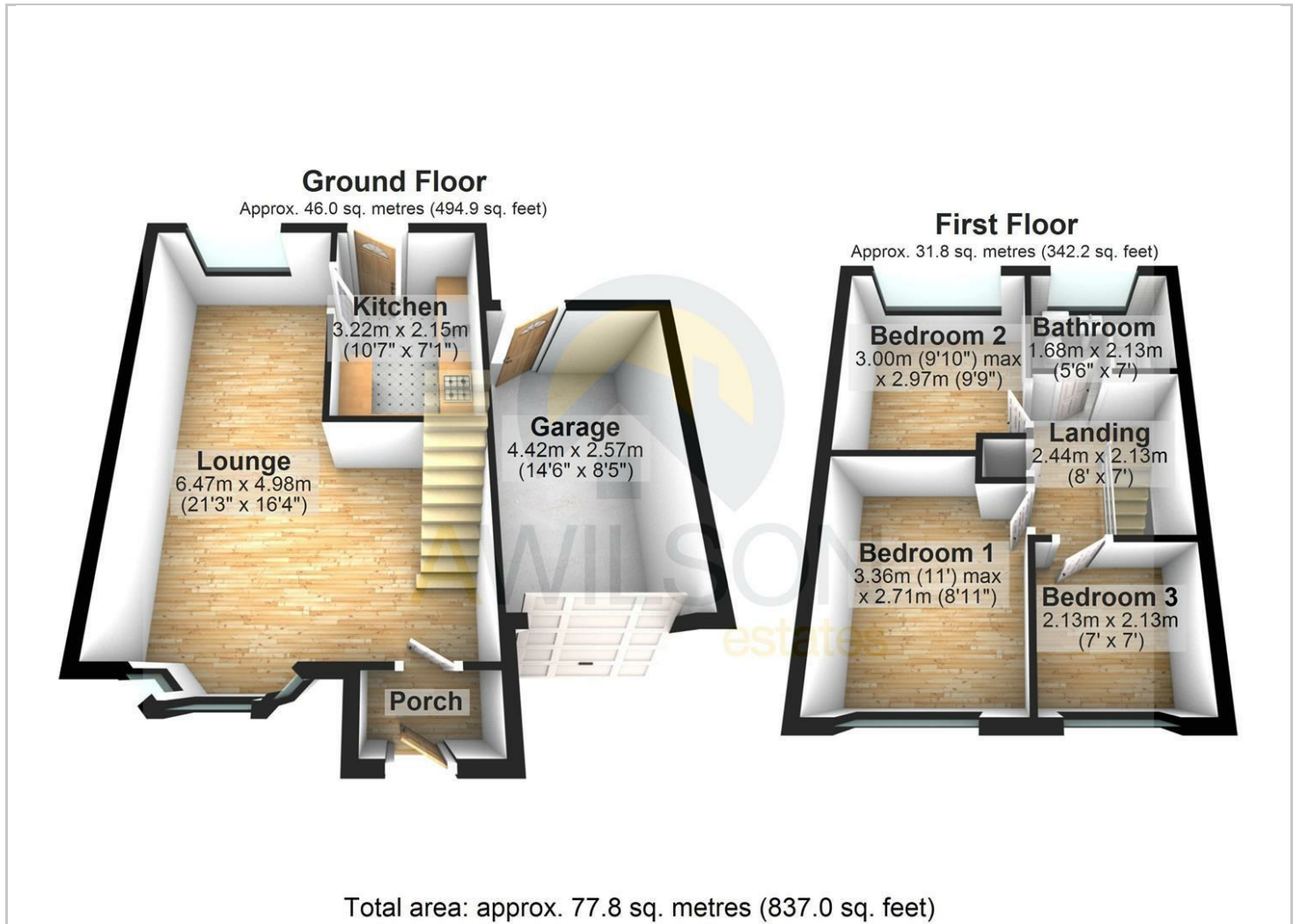
Additional Information

Tenure:

EPC Rating: C - 74 - 87

Council Tax Band: 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com **www.awilsonestates.com**