



27 Cornfield, Stalybridge, SK15 2UA

Offers In The Region Of £495,000

A Wilson Estates are delighted to bring to the market this four bedroom detached family home. Standing in a prominent position in the much sought after Mottram Rise area of Stalybridge, this property offers great sized living accommodation, with the potential to extend even further in the future.

Located off Stalyhill Drive, Cornfield is a popular cul de sac location, and the elevated position means that the property is not overlooked to the front or rear, offering a great degree of privacy, and meaning that any prospective new owner can benefit from unobstructed far reaching views to the front of Manchester City Centre, the Pennines and beyond. The property backs onto fields and moorland to the rear, meaning that each bedroom in the home features picturesque views.

Internally the property comprises of an entrance hall, open plan living room and dining room, and open plan sitting room/kitchen, a utility room, w.c, and double garage to the ground floor, whilst to the first floor there is a master bedroom with en suite shower room, three further bedrooms, and a family bathroom. Externally there is driveway parking and a manicured garden to the front, and a tiered garden to the rear.

The locality is perfect for those who enjoy an outdoor lifestyle, with the nearby moorland which offers amazing walks, cycle paths and bridleways over Wild Bank, Hobson

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Entrance Hallway

Door to lounge. Laminate flooring. Stairs leading to first floor.

Lounge

18'2" x 11'6" (5.53m x 3.51m)

A light and airy room with bay window to the front. Feature fire surround with electric living flame effect fire. open plan archway to the dining room.

Dining Room

12'10" x 8'4" (3.92m x 2.54m)

uPVC Double glazed window to the rear, door leading to:

Sitting Room

17'2" x 8'9" (5.23m x 2.67m)

Open plan into the kitchen, creating a fantastic open plan space perfect for family living, with french doors leading out into the rear garden.

Kitchen

9'0" x 11'6" (2.74m x 3.51m)

Recently refitted in 2021. uPVC Double glazed window to rear. Fitted with a range of modern base and eye level units with gold furniture and quartz worktop over. Inset sink with drainer and gold feature tap. Integrated dishwasher. Range cooker with five ring gas hob.

Utility

5'11" x 5'8" (1.80m x 1.73m)

Plumbed for Automatic washing machine. Space for tumble dryer. Space for freestanding fridge freezer. Door to rear garden. Door to w.c.

WC

Toilet. Hand wash basin.

Double Garage

Two up and over doors. Fitted with electric.

Landing

uPVC double glazed window to side.

Bedroom 1

11'10" x 10'5" (3.61m x 3.18m)

uPVC double glazed window to front, Fitted wardrobes. Radiator. Door to en suite.

En-suite

uPVC double glazed window to side, three piece suite comprising of low level flush wc, hand wash basin, and shower cubicle with rainfall head shower.

Bedroom 2

11'3" x 10'8" (3.43m x 3.25m)

uPVC double glazed window to rear. Fitted wardrobes.

Bedroom 3

11'9" x 6'8" (3.58m x 2.03m)

uPVC double glazed window to rear. Fitted wardrobes.

Bedroom 4

13'10" x 6'8" (4.22m x 2.03m)

uPVC double glazed window to front. Storage cupboard.

Bathroom

uPVC double glazed window to side. Fitted with three piece suite comprising of panelled bath, wc, and hand wash basin. Radiator.

Externally

To the front of the property there is a manicured front garden, driveway leading to the double garage, and steps leading up to the front door. To the rear of the property there is a spacious tiered garden, with patio areas, lawn with pond, and steps leading to two further lawned areas, providing plenty of options for outdoor entertaining.

Additional Information

Tenure: Leasehold 999 years from built £65 bi annually

Council Tax Band: E

EPC Rating: D





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			58
(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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