

187 Mottram Road, Stalybridge, SK15 2QX

£675,000

Dale House stands in a prominent position on Mottram Road, Stalybridge and is a great example of a large Victorian house with all of its original features intact, and which now are a rare find.

Looking out on to the local allotments, with great views of the Pennines to the rear, the property boasts many original features from ceiling roses, original stone and tile floors, high skirting boards, full height sash windows and beautiful internal woodwork.

Having been in the same family since 1967, Dale House offers an opportunity for a discerning buyer to acquire a rare and beautiful property.

The house has significant potential for a large family home which continues to benefit from great amenity of the location, ample parking, large mature gardens, garage and sits in its own plot of 1/3 of an acre. Now in need of some modernisation and maintenance, the house has great scope for the next owners to benefit from generous space whether used for friends or family entertaining, relaxing and working from home. The house was improved over the 1970s and 1980s by restoring and preserving original features such as skirting boards, ceiling roses and fireplaces, installing central heating and sensitively bringing the woodwork, doors, stairway and bannisters back to original

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Entrance Vestibule

Front door, hardwood half glazed door into the hallway, tiled floor.

Entrance Hallway

Hardwood doors to all rooms, staircase rising to the first floor with panelling & wrought iron balustrade. Tiled floor, door into the inner hallway.

Sitting Room

17'10" x 14'11" (5.44m x 4.55m)

Window to the front elevation. open fireplace, wood flooring.

Drawing Room

18'9" x 14'10" (5.72m x 4.52m)

Window to the front elevation, feature fireplace, shelving.

Dining Room

15'10" x 14'11" (4.83m x 4.55m)

Windows to both side and front elevations with views over the garden. Feature fireplace, wood flooring.

Inner Hallway

Stone flooring, steps leading down to the cellar rooms. Back door out to the rear porch.

Downstairs WC

Window to the rear elevation, low level W.C and hand wash basin.

Rear Porch

Access to the garden.

Kitchen/Breakfast Room

14'11" x 14'10" (4.55m x 4.52m)

Window to rear elevation with views over the garden. Fitted with a range of base level units with work surfaces over. stainless steel sink unit, Aga, spaces for fridge and freezer. Tiled floor, door into the utility room.

Utility

5'3" x 7'10" (1.60m x 2.39m)

Window to rear elevation. Belfast sink, shelving and tiled floor.

Cellar

18'0" x 14'11" (5.49m x 4.55m)

Cellar

15'5" x 14'11" (4.70m x 4.55m)

Original stone table.

Cellar

34'0" x 6'5" (10.36m x 1.96m)

Stone steps, access to all cellar rooms.

Cellar

14'7" x 14'3" (4.45m x 4.34m)

Coal Store

Stairs & Landing

Access to all upstairs rooms.

Master Bedroom

22'0" x 14'11" (6.71m x 4.55m)

Windows to both front and side elevation. Feature fireplace, built in wardrobe, wood flooring. This room could be easily converted back into two bedrooms, there is even still a door from the landing.

Bedroom Two

12'9" x 14'11" (3.89m x 4.55m)

Window to the front elevation, wooden floor.

Bedroom Three

11'6" x 14'10" (3.51m x 4.52m)

Window to the rear elevation with fabulous views over the garden. If you require a home office, this would be the perfect place. Feature cast iron fireplace, original built in cupboards.

Bedroom Four

11'1" x 14'11" (3.38m x 4.55m)

Window to rear elevation, door into the W.C.

W.C

Opaque window to the rear elevation. Low level W.C and hand wash basin. Heated towel rail.

Bedroom Five

9'1" x 14'11" (2.77m x 4.55m)

Window to side elevation.

Bedroom Six

8'3" x 6'5" (2.52m x 1.95m)

Window to front elevation, wood floor.

Bathroom

Window to rear elevation, walk in bath, hand wash basin. Part tiled walls.

Separate W.C

Window to the rear elevation. Low level W.C.

Externally

Standing within large gardens to all sides, there is ample parking leading to a detached garage around to the rear.

The rear garden is really something to behold, well stocked with mature bushes, shrubs and trees, what an amazing space for children to play. The summer BBQ's you could have here would be fantastic.

Detached Garage

Up and over door.

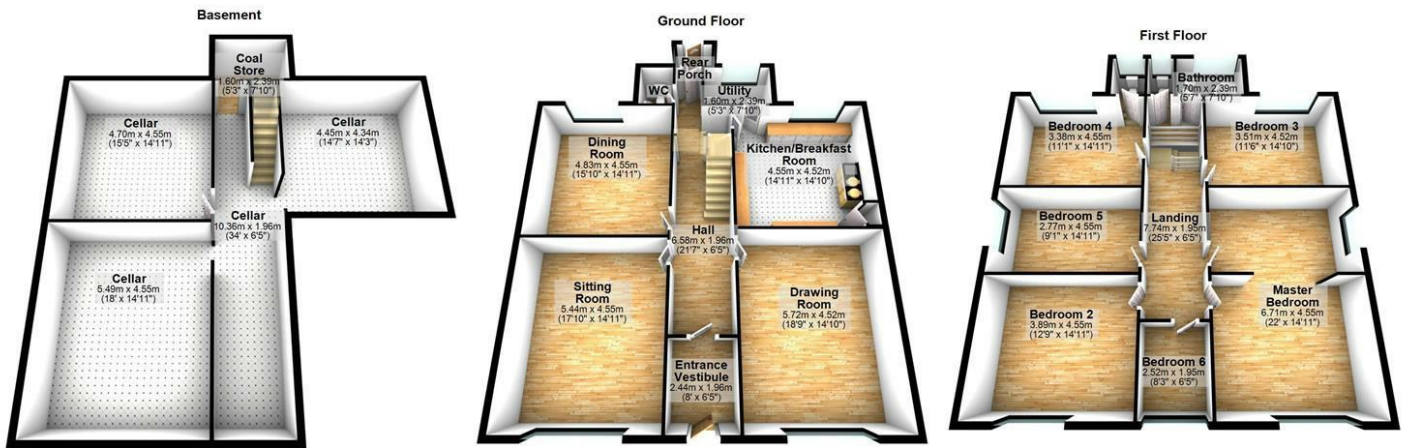
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: F





Total area: approx. 340.9 sq. metres (3669.9 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 | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (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 | 76 | England & Wales | EU Directive 2002/91/EC | 58 |

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