



36 Quarry Clough, Stalybridge, SK15 2RW

£325,000

A Wilson Estates are delighted to bring to the market this chain free detached property in the Mottram Rise area of Stalybridge.

The properties in the area often labelled 'upside down houses' provide a spacious floorplan and the option to easily adapt the living space to suit the owner.

The property comprises of an entrance hallway, spacious lounge with picture window, open plan dining kitchen, two double bedrooms and a shower room.

Outside is an ample driveway that provides parking for several vehicles. Sat back from the road and situated in large gardens, with spectacular views!

The area has always been a well regarded, desirable one with beautiful Moorland Views, walks and open green spaces in and around Hobson Moor, Swallows Wood, and Wildbank which offer walks & bridal tracks with routes to the Pennines and beyond.

The locality also benefits from nearby activities including Archery Club, Priory Tennis Club, and Stalybridge Celtic Football Club.

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Entrance Hallway

Cloaks cupboard, doors into the lounge and the kitchen.

Lounge

16 x 15'1 (4.88m x 4.60m)

Picture window to the front elevation. Open staircase rising to the first floor. Door into the open plan dining kitchen.

Open Plan Dining Kitchen

23'7 max x 11'10 max (7.19m max x 3.61m max)

Back door and windows to the side elevation. Sliding patio doors leading out to the garden. Fitted with a range of kitchen units, space for an electric cooker, space for fridge freezer, stainless steel sink unit. Part tiled walls.

Bedroom Two

11 x 10'2 (3.35m x 3.10m)

Window to the front elevation with far reaching views.

Stairs & Landing

Large useful storage cupboard. Doors to bedroom and shower room.

Bedroom One

12 x 11'8 (3.66m x 3.56m)

Window to the front elevation.

Shower Room

Opaque window to the side elevation. Double walk in shower with electric shower, low level W.C and hand wash basin. Part tiled walls.

Externally

Sat proud from the road, there are large gardens to the front and rear. The driveway will accommodate a minimum of four vehicles and leads to an attached garage.

Garage

Up and over door, light and power. Plumbing for washing machine.

Additional Information

Tenure: Leasehold (details to follow)

EPC Rating: TBC

Council Tax Band: E

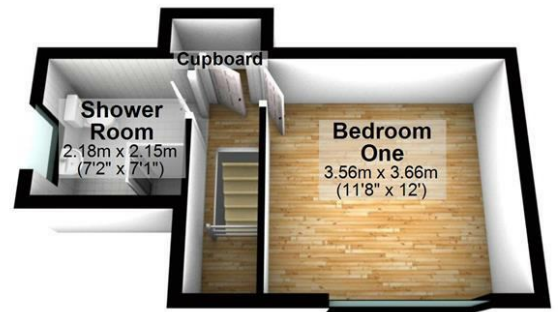




Ground Floor



First Floor



Total area: approx. 96.7 sq. metres (1040.7 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			
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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