



11 Acresbrook, Stalybridge, SK15 2QT

Offers Over £570,000

A Wilson Estates are delighted to bring to the market this exceptional detached property. Located on the exclusive Acresbrook in Stalybridge, this well presented property comes to the market offering well thought out living space perfect for modern family living.

Upon entering the property you step into a welcoming hallway that leads you into the heart of the home. The spacious living room boasts ample natural light streaming in through the windows and the french doors to the rear creating a bright and airy atmosphere. The modern family kitchen really is the "wow" factor of this home, with sleek worktops, quality appliances and plenty of storage. The kitchen also features a cosy built in dining area, perfect for enjoying meals with family and friends. A downstairs wc, handy utility room, and a conservatory complete the downstairs living space, whilst a double garage provides plentiful additional storage.

Venturing upstairs, you'll find four generously sized bedrooms. The master bedroom benefits from an ensuite shower room, plus the fourth bedroom has been converted into a walk in wardrobe/dressing room for the master, offering ample storage space for your clothing and accessories. There are also two additional bedrooms and a good sized family bathroom.

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Entrance Hallway

Stairs, door to:

WC

Low level WC. Wash hand basin. Heated towel rail. Ceiling spots. Fully tiled walls and floor. Automatic light.

Lounge

21'11" x 10'7" (6.68m x 3.23m)
uPVC Double glazed window to front elevation. uPVC double glazed french doors to rear elevation. Carpeted. Spot lights. Media wall with feature flame effect electric fire. Two double radiators.

Stairs & Landing

Kitchen/Dining Room

20'6" x 16'8" (6.25m x 5.08m)
The heart of the home! Fitted with a matching range of base and eye level units with coordinating granite worktops over. Central island with built in four ring Neff electric hob with extractor hood over. Breakfast bar for four people. Inset one and a half bowl stainless steel hob with stainless steel mixer tap over. Built in double Neff oven, microwave, food warming drawer and plate warming drawer. Integrated dishwasher, fridge, freezer and built in wine chiller. UPVC double glazed windows to the side and rear. UPVC double glazed door to the rear garden. Under floor heating. Spots to ceiling. Fitted dining table with fixed bay seating, TV point. Door leading to conservatory.

Utility

5'5" x 7'0" (1.65m x 2.13m)
Fitted with matching range of base and eye level units with matching worktops over. Inset stainless steel sink with mixer tap over. Plumbed for automatic washing machine. Door leading to side garden.

Conservatory

10'6" x 9'7" (3.21m x 2.93m)
Tiled flooring. uPVC windows. French doors to side elevation.

Master Bedroom

14'10" x 12'10" (4.52m x 3.91m)
Two UPVC double glazed windows to front elevation. Double radiator. Spot lights to ceiling. Door leading to:

En-suite

Three piece suite comprising shower cubicle, wc and wash hand basin. uPVC double glazed window to front elevation.

Bedroom Four/ Walk in Wardrobe

11'1" x 9'8" (3.38m x 2.95m)
Originally accessed via the landing, the current owners have converted this room to a great dressing room/walk in wardrobe. UPVC double glazed window to rear elevation. Double radiator. Fitted wardrobes. Fitted dressing table and drawers. This room could easily be converted back into a bedroom.

Bedroom Two

11'9" x 10'10" (3.59m x 3.30m)
uPVC double glazed window to front elevation. Spotlights to ceiling. Double Radiator. built in storage cupboard above stairs.

Bedroom Three

11'11" x 9'7" (3.63m x 2.92m)
uPVC double glazed window to rear elevation. Double radiator. Spotlights to ceiling.

Family Bathroom

Three piece white suite comprising of a panelled bath with shower and glass shower screen over. Low level WC. Vanity wash hand basin. Fully tiled walls, Tiled flooring with underfloor heating. Heated towel rail, UPVC double glazed window to rear elevation. Spotlights to ceiling. Extractor fan.

Externally

To the front of the property there is a good sized resin driveway providing off road parking for multiple vehicles with lawned front garden and resin pathway leading to front door. To the rear of the property there is a private garden mainly laid to lawn with patio area perfect for outdoor entertaining.

Double Garage

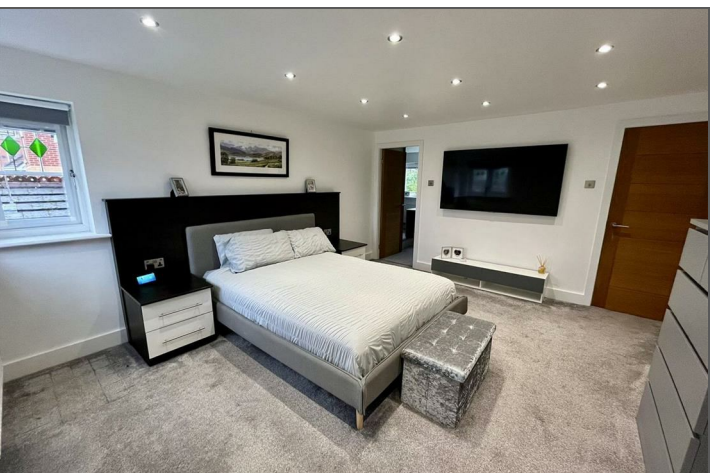
Roller shutter electric door to the front. Upvc double glazed window to the side. Upvc Door to the side. Wall mounted combi boiler with HIVE system operation. Lighting and Power.

Additional Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: 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	
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	75	England & Wales
		83	EU Directive 2002/91/EC

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