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## 252a Mottram Road, Stalybridge, SK15 2SU

£475,000

Situated on the prestigious Mottram Road in Stalybridge, this bespoke four-bedroom detached home really is one of a kind, and comes to the market offering luxury living accommodation set over three floors.

Upon entering the property you are welcomed into a beautifully decorated hallway, with a cloakroom just off it. The lounge is situated at the front of the home and features a bay window offering plenty of natural light. An open plan archways leads you into the real highlight of the home - a stunning open plan kitchen diner. With fully integrated appliances, including a wine fridge, a boiling water tap for instant hot beverages, and an induction hob with a pot filler tap over, this kitchen really is sure to appeal to any budding chefs. Bi Fold doors lead out into the landscaped garden, perfect for outdoor entertaining.

To the first floor there are three generously proportioned bedrooms plus a family bathroom, whilst to the second floor is a master suite, with master bedroom, walk in wardrobes, and a luxury en suite shower room. The master bedroom also benefits from stunning countryside views to the rear.

Externally the property features driveway parking to to front, providing off road parking for three vehicles plus a walled garden planted with shrubs, whilst to the rear there

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#### **Entrance Hallway**

Turning stairs rising to the first floor. Tiled floor. 9'9" x 7'5" (2.97m x 2.27m) Doors to lounge and cloaks.

### **Downstairs WC**

Window to side, low level w.c, hand wash basin, tiled floor.

#### Lounge

13'9" x 10'8" (4.18m x 3.25m)

Box window to front, media wall with electric Master Bedroom fire.

### **Open Plan Kitchen & Dining Room**

13'2" x 18'5" (4.01m x 5.61m)

Window to rear, bi-fold doors opening up to the garden. Fitted with a STUNNING range of floor and wall mounted units with marble work Stylish suite comprising of a walk in shower with surfaces over and matching deep breakfast bar. Integrated appliances include Bosch oven, bosch microwave over and built in plate warmer. Sink with mascerator and instant boiling water tap over. Four ring induction hob with pot filler tap over. wine cooler fridge. This kitchen is the entertainers dream! Especially in the summer, imagine the summer parties you could have Additional Information here.

#### **Stairs & Landing**

Doors to all rooms.

#### **Bedroom Two**

14'0" x 10'8" (4.27m x 3.25m)

Box window to front.

#### **Bedroom Three**

13'1" x 10'5" (3.99m x 3.18m)

Window to rear, with far reaching views.

#### **Bedroom Four**

Window to rear, with far reaching views.

#### **Family Bathroom**

Window to front, suite comprising of a panel bath with mains fed shower over, low level w.c and hand wash basin, tiled floor and part tiled walls, heated radiator.

19'0" x 18'5" (5.79m x 5.61m)

Two windows to rear, with spectacular views! This is a fabulous master suite. Complete with walk in wardrobe and en-suite.

#### **En-suite**

mains fed shower, w.c and hand wash basin. Heated towel rail, tiled floor and walls.

#### **Externally**

Fantastic landscaped garden, this home is 'Summer Ready' With well stocked borders, a beautiful seating area and laid to lawn.

Tenure: Freehold EPC Rating: D Council Tax Band: E

Tel: 0161 303 0778



















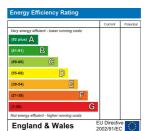


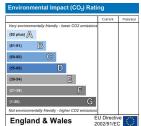




### **Viewing**

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.





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