



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

252a Mottram Road

Matley, Stalybridge, SK15 2SU

£475,000



Entrance Hallway

Turning stairs rising to the first floor. Tiled floor. 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 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 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 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

9'9" x 7'5" (2.97m x 2.27m)

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.

Master Bedroom

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

Stylish suite comprising of a walk in shower with 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.

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: E





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		England & Wales
			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com