



377 Mottram Road, Stalybridge, SK15 2SS

£625,000

Welcome to this beautiful detached bungalow located on Mottram Road in the popular town of Stalybridge. Arguably the best address! Not only is it situated on this popular road, but the main access is from Mottram Old Road, it really doesn't get better.

Having been in the same family for decades, it is with a heavy heart that the owners now feel it is time for the next family to come and make their memories here.

This bright & welcoming bungalow features parking for approx 5 vehicles, making it convenient for hosting guests or accommodating a growing family. The large gardens surrounding the property provide a tranquil setting, perfect for relaxing or entertaining outdoors, think park and you could be close.

Step inside to discover a spacious open plan layout that creates a bright and airy atmosphere throughout the home. Whether you're looking to unwind in the sitting room or entertain guests in the smart open plan dining room & kitchen this property offers versatility to suit your needs.

There are three bedrooms, two having fitted robes, a modern shower room and an extra guest cloakroom.

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Entrance Vestibule

Front door leading into the entrance hallway.

Entrance Hallway

What a welcome! Such a bright space, giving access to all rooms.

Lounge

17'11 x 14'11 (5.46m x 4.55m)

Deep sill bay window with views over the garden. Feature fireplace, double opening doors into the conservatory, open into the open plan living space.

Conservatory

16'9 x 7'1 (5.11m x 2.16m)

Whilst ready for an upgrade, this pleasant room offers a lovely space for a variety of potential uses. What would you do?

Open Plan Dining & Kitchen

21'4 x 17'1 max (6.50m x 5.21m max)

Truly the heart of this home, imagine the parties, family gatherings and Christmas dinners to be had here. Along with every day life, making childrens suppers whilst they are doing their homework. Or just a glass of wine with friends, it will all happen here. Fitted with a stylish range of floor and wall mounted units with coordinating work surfaces plus matching Island. Appliances include an electric oven and hob with extractor fan above, built in microwave & dishwasher. Plumbing for washing machine and space for a tumble dryer. Sink unit with swan neck tap, island complete with wine store and extra storage space.

Inner Hallway

All doors to bedrooms. Large useful storage cupboard, ideal for housing the things we don't want on show. ironing boards & Hoover etc..

Bedroom One

14 x 11'10 (4.27m x 3.61m)

Windows to both sides, this floods the room with natural light. Fitted with a range of wardrobes.

Bedroom Two

11'10 x 10'10 (3.61m x 3.30m)

Deep sill bay window to the front elevation with views over the garden.

Bedroom Three

11'10 x 10'10 (3.61m x 3.30m)

Window to the side elevation, built in wardrobes.

Shower Room

9' x 5'9 (2.74m x 1.75m)

Opaque window to the rear elevation, suite comprising of a double enclosed shower cubicle, low level w.c and hand wash basin. Tiled walls, heated towel rail.

Guest Cloaks

4'9 x 3'6 (1.45m x 1.07m)

Opaque window to the rear elevation. Low level w.c., part tiled walls.

Externally

A viewing is most definitely needed to fully appreciate the gardens. The sweeping lawns and mature trees, bushes and shrubs really give you the feeling like you are in your own private haven. There are double wrought iron gates situated to the rear of the property (off Mottram Old Road) that leads to parking space for several vehicles. A greenhouse for the green fingered amongst us, plus a detached garage. The patio area off the open plan kitchen & dining room is a pleasant sun trap, perfect spot to drink your morning coffee. The large gardens to the front will make a great play area for those with children.

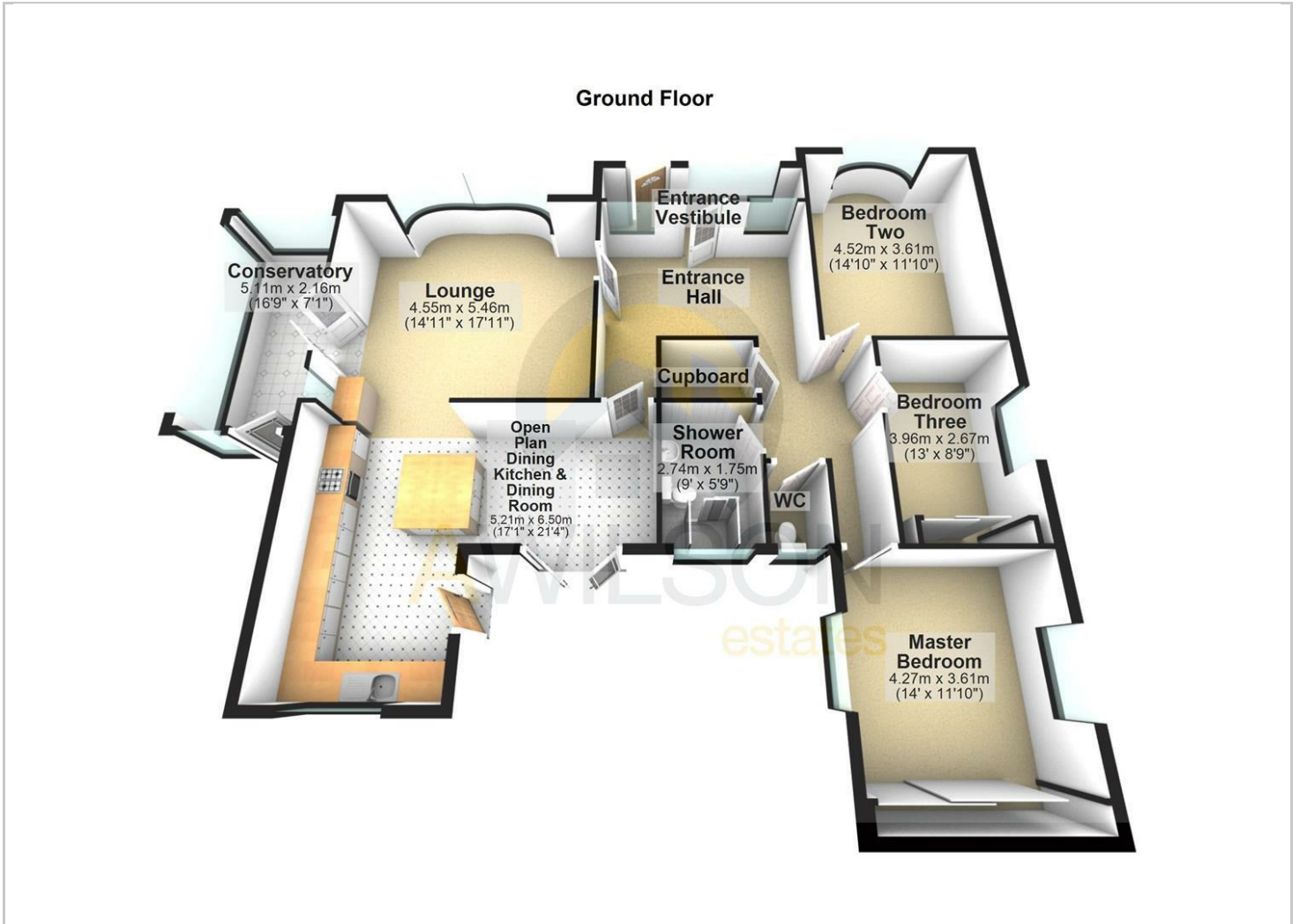
Additional Information

Tenure: Freehold

EPC Rating:

Council Tax Band: G





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	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				England & Wales			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	
			82				
			64				

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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