

## 202 Mottram Road, Stalybridge, SK15 2RT

**£525,000**

If you are looking for a distinctive character home set in a popular location then this could be the one for you! This Edwardian semi-detached property is a rare find, occupying a good sized plot on the highly sought after Mottram Road, Stalybridge, and coming to the market offering a wealth of period features combined with modern amenities.

The property boasts a spacious layout, with an entrance vestibule, hallway, three reception rooms, and open plan fitted kitchen and orangery to the ground floor. To the first floor there are three bedrooms and a four piece family bathroom, whilst to the second floor there is a loft room complete with balcony, perfect for a range of uses from a home office to a recreational room for older children.

Externally to the front of the property there is driveway parking for multiple vehicles, an attached garage, and a "Project EV" electric charge point. To the rear there is a large South-West facing garden, laid with patio, with steps leading down to a further lawned area. A brick built detached outhouse is currently used as a handy utility room, with lighting, power and plumbing for an automatic washing machine.

# 202 Mottram Road

, Stalybridge, SK15 2RT

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## Entrance Vestibule

Stunning arched hardwood front door inlaid with stained glass features. Original tiled walls. Hardwood front door inlaid with stained glass, leading to:

## Hallway

16'6" x 6'7" (5.03m x 2.00m)

Parquet flooring. Half panelled walls. Decorative spindle staircase leading to first floor. Feature stained glass window under stairs. Double radiator. Door to:

## Lounge

15'11" x 13'11" (4.85m x 4.24m)

Double glazed Bay window to front elevation with plantation shutters. Radiator with bespoke radiator cover. Parquet flooring. Feature wall panelling. Cast Iron Gas fireplace with marble hearth.

## Snug

17'2" x 11'0" (5.23m x 3.35m)

Cast Iron Gas fireplace with resin surround. Built in bookcase. Ceiling rose. Window to rear with glazed door leading through to Orangery area. Radiator.

## Dining Room

10'3" x 8'10" (3.12m x 2.69m)

Double glazed box window to side elevation. Resin stone effect fireplace with electric log burner. Radiator. Ceiling light. Stable door with glass panel leading to:

## Kitchen

14'6" x 8'10" (4.42m x 2.69m)

Fitted with a matching range of cream base and eye level units with worktop space over. Black composite sink with mixer tap and drainer. Integrated dishwasher. Rangemaster electric oven with five burner gas hob, Space for American style fridge freezer. Double glazed window to rear elevation. Open plan into orangery

## Orangery

14'6" x 10'5" (4.42m x 3.18m)

Double glazed windows to rear and side elevations. French doors leading out to rear garden. A fantastic social space that would be perfect for family parties.

## Garage

Electric up and over door to front. Fitted with power and lighting. Door to rear leading out to rear garden:

## Landing

8'8" x 8'10" (2.64m x 2.69m)

Porthole Stained glass window to side elevation.

## Bedroom 1

15'11" x 13'10" (4.85m x 4.22m)

Double glazed bay window to front elevation fitted with

plantation shutters. White high gloss fitted wardrobes. Ceiling rose. Radiator. Cast iron decorative feature fireplace.

## Bedroom 2

12'00" x 11'6" (3.66m x 3.51m)

Double glazed window to rear elevation fitted with plantation shutters. Single radiator. Fitted wardrobes. Ceiling rose. Cast iron decorative feature fireplace.

## Bedroom 3

7'6" x 7'0" (2.29m x 2.14m)

A beautiful dual aspect room with double glazed windows to front and side elevations fitted with plantation shutters. Radiator. Ceiling light.

## Bathroom

10'5" x 8'10" (3.17m x 2.69m)

Fitted with four piece suite comprising of white freestanding slipper bath with ornamental claw feet and mixer tap with shower head, hand wash basin, toilet with high rise cistern, and corner shower cubicle with mains fed shower. Victorian style radiator with towel rail. Panelled walls. Double glazed window to rear elevation.

## Access to Loft room

Door to Bedroom Two. Stairs leading to second floor.

## Loft Room

Window to side elevation. French doors leading out onto balcony with cast iron railings - a fantastic space to sit and take in the views of the surrounding hills and countryside. This loft room could be utilised in a number of ways, could it be a home office with a view? A games room for an older child? Or even a dressing room/storage area? What would you use it for?

## Externally

To the front of the property there is a driveway offering off road parking for multiple vehicles, with a "Project EV" Electric charge point, and access to the garage via the electric up and over door. Externally the property benefits from a South-West facing Patio garden, with cast iron balustrades, and stone steps leading down to further lawned area. To the side of the property there is also a detached brick built outhouse, fitted with electric and power, and plumbed for automatic washing machine, thus providing a useful utility room.

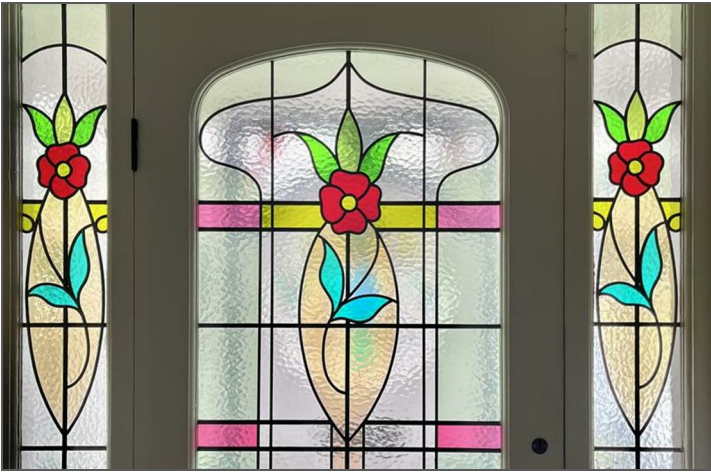
## Additional Information

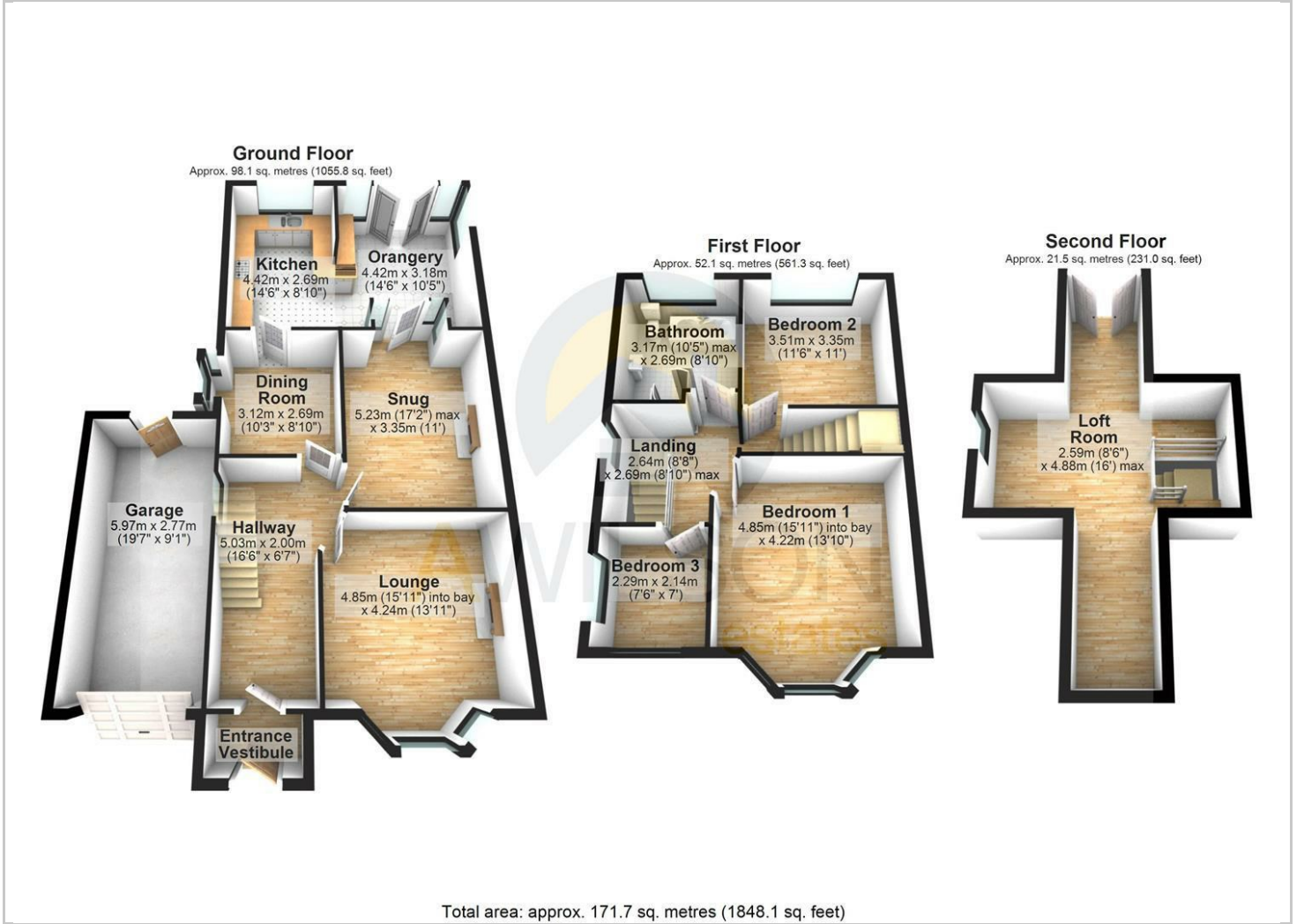
Tenure: Freehold

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	55

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