



20 St. James Close, Stalybridge, SK15 3FS

£495,000

A Wilson Estates are delighted to offer for sale this executive five bedroom detached family home.

Built in 2021 by Elliot Maunders Homes, with attention to detail at every turn, St James Close comes to the market offering a luxurious and comfortable lifestyle for any prospective buyer.

Built with high specifications including luxury Villeroy and Boch bathroom fittings, quality AEG kitchen appliances & LED lighting, and decorated throughout in a tasteful neutral palette, this really is the epitome of a "turnkey home" where you can literally move straight in, unpack, and enjoy your new lifestyle!

Upon entering the property, you are greeted by a spacious entrance hall that sets the tone for the entire home. The lounge is a cosy retreat for when the day is done, whilst the modern open plan dining kitchen provides the perfect backdrop for the hustle and bustle of modern family life, with the inclusion of a utility room and downstairs W.C making this a real family friendly option.

To the first floor there are five well-appointed bedrooms, including a master bedroom with en suite shower room, plus a family bathroom, whilst externally the property

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Hallway

17'0" x 6'9" (5.18m x 2.06m)

A grand entrance to the home! UPVC front door opening onto ceramic tiled flooring, with black spindled staircase leading to the first floor. A glazed door at the end of the hallway provides a sneak glimpse of the open plan living that awaits you at the rear of the home. Double radiator with stylish radiator cover. Spotlights to ceiling.

WC

A white suite comprising of a low level WC and wash hand basin with tiled splash backs and an extractor fan

Lounge

18'8" x 11'10" (5.69m x 3.61m)

uPVC double glazed box bay window to front elevation with in frame blinds. Designer vertical radiator. Double radiator. Feature wall panelling. TV point. Two wall lights. USB sockets

Kitchen

11'5" x 11'10" (3.48m x 3.61m)

Luxury hi spec kitchen comprising of a matching range of base and eye level units with coordinating worktops over. Composite sink with drainer and mixer tap. Four ring induction hob with extractor hood over. Built in AEG electric oven and microwave. Integrated dishwasher. Space and plumbing for American style fridge/freezer. uPVC double glazed window to rear elevation with views over the cricket ground. Ceramic tile flooring. Spotlights to ceiling spots. Breakfast bar ideal for informal family meals. Open plan to:

Open Plan Living

14'2" x 16'5" (4.32m x 5.00m)

What a fantastic space! Truly the heart of this home, this open plan living area is the epitome of modern family living with a seating area, a dining area, and open plan into the kitchen and breakfast bar. With bi-fold doors opening out onto the Indian Stone patio area, in the summer months you really are able to bring the outdoors in. Hard wearing ceramic tiled flooring. Spotlights to ceiling. Two double radiators. TV aerial point.

Utility Room

8'9" x 9'4" (2.67m x 2.84m)

Fitted with base units with coordinating work surface over. Plumbed for automatic washing machine. Space for tumble dryer. Wall mounted Worcester combi boiler. Ceiling light. Hard wearing ceramic flooring. This is a great sized utility room which has potential to incorporate an office space if required.

Garage/Storage

Up and over garage door to front. Ceiling light. The owners of this home have really thought about how this house could grow in the future and whilst it is currently a very useful storage area, it could quite easily be transformed and knocked through into the utility room to create further living space (subject to any relevant building regulations).

Landing

7'5" x 11'5" (2.25m x 3.48m)

Loft Hatch for loft access. Ceiling light. Doors to:

Master Bedroom

14'8" x 15'7" (4.47m x 4.74m)

A real haven of a master bedroom, decorated in tastefully neutral colours, the perfect spot for sitting in bed on a Sunday morning enjoying your cup of coffee and taking in the stunning views of the surrounding hillsides from the uPVC window to front elevation. Radiator. Ceiling light.

En-suite

A white Villeroy and Boch suite comprising of a tiled shower enclosure with glass sliding door and mains fed shower, low level WC, and wash hand basin. Part tiled walls. Tiled flooring, UPVC double glazed window to side, Heated towel rail. Spotlights to ceiling. Extractor fan

Bedroom 2

9'9" x 10'9" (2.97m x 3.28m)

uPVC double glazed window to rear with views over the cricket pitch and beyond. Radiator. Ceiling light.

Bedroom 3

9'10" x 9'4" (3.00m x 2.84m)

uPVC double glazed window to the front elevation. Double radiator. Ceiling light. Built in storage cupboard.

Bathroom

Window to side, heated towel rail, door to:

Bedroom 4

6'10" x 9'10" (2.08m x 3.00m)

uPVC double glazed window to rear with views over the cricket pitch and beyond. Radiator. Ceiling light.

Bedroom 5

6'10" x 7'4" (2.09m x 2.24m)

Currently used as a dressing room, this bedroom enjoys gorgeous views across the cricket pitch and beyond from the window to the rear. Ceiling light. Radiator.

Externally

To the front the property benefits from driveway parking for 3/4 cars. An up and over garage door provides access to the storage room, and a wooden side gate leads to the rear garden. To the rear of the home there is a patio area laid with Indian stone, with steps leading down to an additional lawned area. The South West facing garden is the perfect setting to enjoy the afternoon sun, with views across the cricket pitch and the countryside beyond.

Additional Information

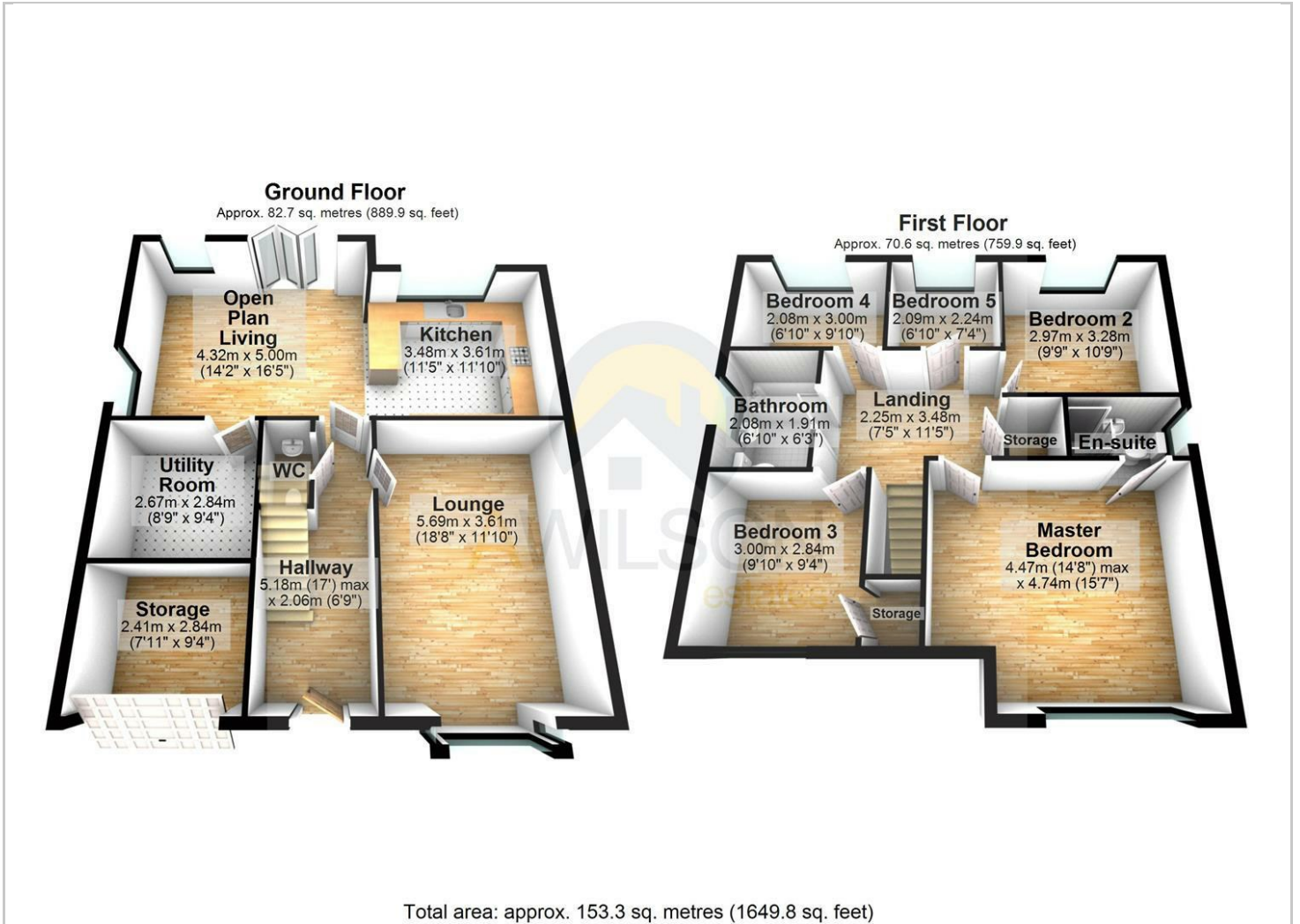
Tenure: Freehold

EPC Rating: B

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		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		EU Directive 2002/91/EC	84	England & Wales		EU Directive 2002/91/EC	92

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