



## 24 Matley Lane, Stalybridge, SK15 2TP

**£435,000**

Welcome to Matley Lane, a beautiful detached family home with the stunning views.

The outlook is simply breath-taking with the far reaching views over farmers' fields. The beautiful outlook to front elevation is ever- changing through the seasons from the summer in full bloom to the frosty winter mornings to the spring lambs hopping about.

This beautiful detached family home has been in the same family for over 30 years and has been lovingly updated over the years and is now looking for a new family.

The locality is a highly desirable one and beautiful landscape surrounding property offers the perfect opportunity for families who enjoy the outdoors from cycle tracks, walking routes and points of interest, with popular resting stops including The Rising Moon Public House to Bees Coffee Pot.

There is also Stalybridge Celtic Football Club, Dukinfield Golf Club, Cheethams Park which offer further opportunities to immerse yourself within the local community.

The nearby towns of Stalybridge and Hyde offer further amenities from independent cafes, restaurants, post office, library in addition to larger branded stores including



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## Entrance Hallway

Front door, turning staircase rising to the first floor.

## Downstairs W.C

Opaque window to the front elevation, low level w.c, hand wash basin, heated towel rail.

## Lounge

21'5 x 12'5 (6.53m x 3.78m)

Window to the front elevation with views over the front garden. Sliding patio doors leading out to the rear garden. Wall mounted living flame gas fire, double sliding doors into the dining room.

## Dining Room

10'11 x 10'6 (3.33m x 3.20m)

Sliding doors into the conservatory, door into the kitchen.

## Conservatory

9'7 x 8'8 (2.92m x 2.64m)

Windows and double opening doors leading out to the garden.

## Breakfast Kitchen

14'2 x 10'4 (4.32m x 3.15m)

Window to the rear elevation with views over the garden. Back door out to the side elevation. Fitted with a comprehensive range of floor and wall mounted units with coordinating work surfaces over. Double built in electric oven, gas hob and extractor fan above, integrated dishwasher and fridge freezer, built in wine rack, ceramic sink with waste disposal and swan neck tap over. Part tiled walls.

## Stairs & Landing

Doors to all rooms, loft access.

## Master Bedroom

13'1 x 11'1 (3.99m x 3.38m)

Window to the rear elevation with views over the garden and beyond. Built in wardrobes.

## Bedroom Two

18'3 max x 13 max (5.56m max x 3.96m max)

Window to the front elevation with views over the adjacent farmland. Built in cupboard.

## Bedroom Three

14'3 x 8 (4.34m x 2.44m)

Window to the rear elevation with views over the garden and beyond, built in wardrobe.

## Family Shower Room

7'11 x 6'8 (2.41m x 2.03m)

Opaque window to the front elevation. Suite comprising of an enclosed shower cubicle, hand wash basin built into a vanity unit and low level w.c. Heated towel rail, part tiled walls.

## Externally

Situated on this fantastic sized plot, this lovely home is set back from the road and has a good sized garden with lawns and flower beds. There is a good sized driveway leading to an integral garage. Around to the rear is a lovely enclosed garden with well stocked flower beds and a lawn, there is an outside water tap, electric power point and even a keypad secured side gate. This is a such a great spot to sit in the sunshine and watch the sunset over the adjoining fields. Bliss!

## Garage

16'9 x 9'2 (5.11m x 2.79m)

Electric up & over door, light and power, wall mounted gas central heating boiler. Floor and wall mounted units, plumbing for washing machine and space for tumble dryer.

## Additional Information

Tenure: Leasehold 999 years from new, £15 per year ground rent.

EPC Rating: D

Council Tax Band: D







