



262 Mottram Road, Stalybridge, SK15 2SU

Offers Over £390,000

A Wilson Estates are pleased to present for sale this stunning four bedroom detached property. Located on the well regarded Mottram Road in Stalybridge, and coming to the market offering an ideal blend of period features and modern design, having been tastefully modernised by the current owners. Unique in design, and bursting with character, this property offers spacious living accommodation set over three floors.

As you step through the grand front door you are welcomed into an entrance hallway leading to a spacious lounge with box bay window and a separate dining room, both of which feature the high ceilings, tall skirting boards and ceiling coving typical of a period property. An extended kitchen at the rear of the home offers a great space for any aspiring chef, and benefits from access to a cellar room currently being used as a utility.

To the first floor there are three good sized bedrooms and a luxury four piece family bathroom complete with freestanding bath, whilst to the second floor is a further double bedroom with far reaching views from the rear window.

Externally the property features a walled garden the the front, planted with laurels for added privacy, plus there is a convenient car port to the side of the house for handy

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Entrance Vestibule:

Door to:

Hallway:

Radiator. Stairs leading to first floor. Ceiling light. Door to:

Lounge:

15'9" x 12'5" (4.79m x 3.78m)

Box bay window to front elevation. Feature Victorian tiled fire surround with living flame effect gas fire. Light fitting with ceiling rose. Radiator.

Dining Room:

13'5" x 14'1" (4.09m x 4.28m)

Window to side elevation. Feature fireplace. Radiator. Wooden flooring. Door to:

Kitchen:

10'2" x 16'10" (3.10m x 5.14m)

An extended kitchen fitted with a matching range of base and eye level units with coordinating work surfaces over. Stainless steel sink with mixer tap and drainer. Integrated dishwasher. Space for fridge/freezer. Recently fitted range cooker. Window to rear elevation overlooking rear garden. Window to side elevation. Door leading to rear garden.

Cellar / Utility:

21'11" x 2'7" (6.68m x 0.78m)

Plumbing for automatic washing machine, space for tumble dryer.

First Floor:

Bedroom 1

14'6" x 12'2" (4.43m x 3.70m)

Window to rear elevation, ceiling light fitting, built in double wardrobes, radiator.

Bedroom 3

11'3" x 8'6" (3.44m x 2.59m)

Window to front elevation, ceiling light fitting, radiator.

Bedroom 4

8'0" x 7'11" (2.43m x 2.41m)

Window to front elevation. Ceiling light. Radiator. Built in storage.

Bathroom:

Window to rear elevation. Fitted with four piece white bathroom suite comprising of freestanding roll top bath, hand wash basin, wc, and shower cubicle with mains fed shower. Tiled flooring. Heated towel rail.

Second Floor:

Window to rear, skylight.

Bedroom 2

13'1" x 6'7" (4.00m x 2.00m)

A great sized double bedroom with window to rear elevation. Wood laminate flooring. Radiator. Ceiling light.

Storage into Eaves

Additional Information

Tenure - Freehold

EPC Rating- D

Council Tax Band - D

Externally:

To the front of the property there is a small walled front garden enclosed planted with laurels for additional privacy with a wooden gate, whilst to the rear of the property there is an enclosed rear garden with both patio and lawn areas surrounded by raised, well stocked flower beds.

To the side of the property is a car port providing off road car parking.

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 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	
		74	
		55	

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