



## 7 Kelvin Grove, Stalybridge, SK15 3JW Offers In The Region Of £430,000

WOW! Welcome to Kelvin Grove.... This stunning new build family home has had no expense spared and offers a spacious floorplan with luxury fittings throughout. That coupled with the most amazing views, honestly they need to be seen to be believed.

Imagine being the first owners of this fabulous home, book a viewing and take a look.

Once inside you will find an entrance hallway with downstairs cloaks, a superb highly desirable open plan living space that has a stylish fitted kitchen with appliances, a dining area and sitting room. The separate utility gives that extra space a family needs.

Upstairs are four double bedrooms with the master suite being located on the second floor & having its own dressing area and shower room. Bedroom two also has the benefit of an en-suite shower room, plus a 'Boutique' feel family bathroom.

Outside there is a large enclosed porcelain tiled terrace with fabulous views and parking for two vehicles.

# 7 Kelvin Grove

Millbrook, Stalybridge, SK15 3JW

**Offers In The Region Of £430,000**



## Entrance Hallway

Stairs rising to the first floor, door to w.c, door to open plan living space.

## Downstairs WC

5'10" x 3'3" (1.79m x 0.99m)

Low level w.c & hand wash basin.

## Kitchen Area

13'6" x 13'6" (4.11m x 4.12m)

Window to the rear elevation with far reaching views. Fitted with a stylish range of base and eye level units with coordinating work surfaces over, one and a half bowl composite sink with drainer, integrated appliances include fridge, freezer and dishwasher. open plan to the living space.

## Lounge & Dining Room Area

19'5" x 15'5" (5.91m x 4.70m)

Tri-fold doors that are just stunning when open! A sunny day with the doors open would be simply fabulous here. This space is truly the heart of the home, it will all happen here, from family dinners to entertaining guests and everything in-between. This highly coveted space is perfect for busy family life.

## First Floor

### Utility

9'2" x 5'3" (2.79m x 1.60m)

Window to the front elevation. Fitted with floor and wall mounted units, plumbing for automatic washing machine.

### Stairs & Landing

Stairs rising to the second floor, doors to bedrooms and family bathroom.

### Bedroom Two

14'4" x 10'4" (4.36m x 3.16m)

Window to front elevation.

### En-suite Shower Room

Opaque window to the rear elevation enclosed shower cubicle with glass screen and mains fed shower, low level w.c and hand wash basin, heated towel rail.

### Bedroom Three

9'8" x 9'11" (2.95m x 3.02m)

Window to the rear elevation with far reaching views.

### Bedroom Four

9'5" x 9'11" (2.86m x 3.02m)

Window to front elevation.

### Family Bathroom

Opaque window to the rear elevation, luxury suite comprising of a panel bath, low level w.c and hand wash basin built into a vanity unit, tiled floor and walls, heated towel rail.

## Second Floor

### Master Bedroom

19'5" x 10'5" (5.91m x 3.17m)

Velux window, ceiling spots.

### Dressing Area

9'7" x 10'11" (2.92m x 3.34m)

Built in eaves storage.

### Shower Room

Opaque window to the side elevation, suite comprising of an enclosed shower cubicle with glass screen and mains fed shower, low level w.c and hand wash basin built into a vanity unit.

### Externally

The house is enclosed to the front with a stone built wall, whilst around to the rear is a large enclosed terrace with porcelain tiles and a gate leading out to the parking area.

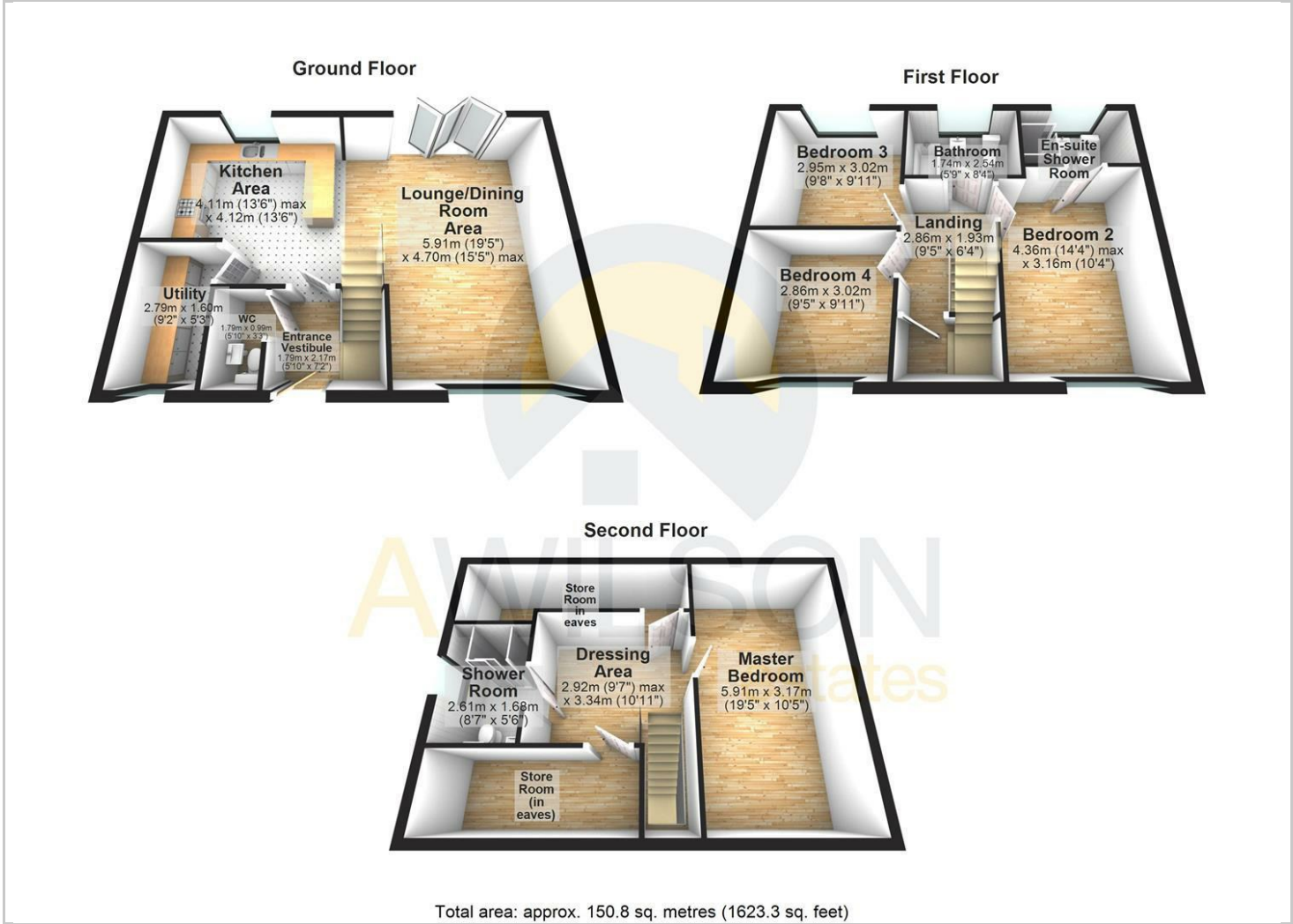
### Additional Information

Tenure: Freehold

EPC Rating:

Council Tax Band: E





### 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>	75	82	<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

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