



## 1 Mottram Old Road, Stalybridge, SK15 2TG

**Offers In The Region Of £800,000**

A Wilson Estates are delighted to offer for sale this truly exceptional five bedroom detached family home. Located on the much sought after Mottram Old Road in Stalybridge, and spanning nearly 4000 square feet of living space set over two floors, the property has been meticulously extended and renovated by the current owners, resulting in a truly unique and contemporary home.

As you approach the house, the impressive frontage immediately sets the tone for what lies within. Stepping through the front door, you are greeted by a spacious hallway that leads into a series of well appointed living areas. The ground floor boasts an open-plan kitchen and dining area, designed to be the heart of the home. The kitchen features fully integrated appliances, white high gloss units, and a breakfast bar, making this the perfect space for everyday family meals. The dining area benefits from double doors leading out to the rear garden, and is a fantastic space for entertaining - imagine the parties you could host!

Adjacent to the kitchen, a snug/family room offers a comfortable retreat, with a window to the rear overlooking the garden. Additional ground floor highlights include a formal lounge with log burning stove, a wc, and a study, ideal for those working from home, plus a utility room, a pantry, and an integral double garage.

# 1 Mottram Old Road

, Stalybridge, SK15 2TG

## Offers In The Region Of £800,000



### Entrance Hall

A bright and airy entrance hall. Herringbone tiled floor. Hardwood staircase leading to first floor. Door to:

### Cloakroom

A handy storage area for coats and shoes.

### WC

11'3" x 3'7" (3.42m x 1.10m)

Window to side elevation. Fitted with white two piece suite comprising of low level flush wc and hand wash basin

### Study

10'0" x 13'5" (3.05m x 4.10m)

Window to front elevation. Vaulted ceiling with two velux windows. Door leading to garage.

### Storeroom

### Lounge

17'5" x 21'6" (5.30m x 6.56m)

A spacious lounge that manages to retain a cosy feel with hardwood floors and a log burning stove. Double doors lead out to the rear garden, with a window to rear elevation and a window to the front elevation. Spotlights to ceiling. Radiator.

### Hall

13'10" x 10'1" (4.22m x 3.08m)

Tiled flooring. Spotlights to ceiling.

### Snug/ Family Room

15'5" x 13'5" (4.71m x 4.10m)

Set just off the Kitchen/Dining area, the snug is a fantastic room for family life. With potential to be used as a play room, a second sitting room, or a games room for teenagers, there are so many options. A window to the rear elevation overlooks the gardens. Hardwood flooring. Spotlights to ceiling. Radiator. Open plan to:

### Dining Area

16'9" x 12'3" (5.10m x 3.74m)

A great sized dining area which is open plan with the kitchen, this really is the hub of family life. With tiled flooring, and double doors leading out into the rear garden, spotlights to the ceiling and a vertical designer radiator.

### Kitchen

12'4" x 10'1" (3.76m x 3.08m)

Fitted with a matching range of base and eye level white gloss units perfectly complemented by coordinating oak block

worktops. Culinary enthusiasts will appreciate the built-in electric oven and grill, a four-ring induction hob, a full-height integrated fridge, and an under-counter wine cooler fridge, making this kitchen a true delight for cooking and entertaining. One and a half bowl stainless steel sink with drainer and mixer tap. A window to the rear overlooks the gardens. Tiled flooring. Spotlights to the ceiling.

### Utility

9'5" x 7'7" (2.88m x 2.31m)

Fitted with matching range of base and eye level units with coordinating worktops over. Space for fridge freezer. Space for tumble dryer. Plumbed for automatic washing machine.

### Store

Baxi Boiler ( installed January 2024)

### Pantry

6'2" x 4'3" (1.87m x 1.29m)

Window to side elevation. This room is currently utilised as a pantry but the current owners have previously installed plumbing meaning that this space could be converted to an additional downstairs wc.

### Garage

Double garage with two up and over doors. Lighting and power.

(There is potential to convert this space to a Granny Annex should the purchaser require the additional space, please call us for any further information on this)

### Mezzanine Floor

12'9" x 15'9" (3.89m x 4.80m)

A stunning galleried landing with a picture window to the front elevation which floods the space with natural light. A unique space which could be used as a reading nook, a music room, or an additional office space area. How would you use this lovely space?

### Landing

### Master Bedroom

13'5" x 22'8" (4.09m x 6.92m)

A large picture window to the rear elevation floods this room with natural light. With doors leading to his-and-hers walk in wardrobes and an en suite bathroom this is a well thought out master suite that is sure to provide a welcome retreat from the hustle and bustle of family life.

### Walk in Wardrobe

Fitted robes. Spotlights to ceiling. Door to ensuite.

### En-suite

Fitted with three piece suite comprising of shower cubicle with mains fed shower complete with rainfall shower head, low level flush wc, and his and hers vanity sinks. Heated towel rail. Spotlights to ceiling.

### Walk in Wardrobe

Fitted robes. Spotlights to ceiling. Door to ensuite.

### Bedroom 2

18'11" x 19'1" (5.77m x 5.82m)

Another generous bedroom suite with walk in wardrobe and ensuite shower room. Window to front elevation. Ceiling light. Radiator. Door to:

### Walk in Wardrobe

Fitted robes. Spotlights to ceiling. Door to:

### En-suite

Fitted with three piece suite comprising of shower cubicle, wc, and sink.

### Bedroom 3

14'4" x 13'5" (4.36m x 4.10m)

Another generous double bedroom. Window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

### Bedroom 4

11'11" x 12'2" (3.63m x 3.70m)

Window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

### Bedroom 5

11'11" x 11'9" (3.63m x 3.57m)

Window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

### Bathroom

A fully tiled family bathroom fitted with a three piece suite comprising of P shaped panelled bath with glass shower screen and electric shower over, low level flush wc, and hand wash basin. Heated towel rail. Window to side elevation.

### Externally

To the front of the property is a generous block paved "in and out" driveway providing off road parking for multiple vehicles, whilst to the rear there is a large private garden bordered by mature trees, with a large indian stone patio spanning the entire width of the house this is a fantastic area for alfresco dining or sitting with a glass of wine in the summer months. There is a further area laid with artificial lawn, with a small stream passing through the land. There is an additional seating area at the rear of the garden which is the perfect spot for catching the last of the evening sun.

### Additional Information:

Tenure: Freehold  
EPC Rating: C - 71 - 76  
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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	76
	EU Directive 2002/91/EC		

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

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