



409 Mottram Road, Stalybridge, SK15 2SX

Offers In The Region Of £285,000

A Wilson Estates are delighted to offer for sale this well appointed Edwardian stone terrace property.

Originally constructed in 1903, this much loved family home has been tastefully modernised by the current owners, whilst still maintaining those period features such as high ceilings, coving, and tall skirting boards which are all hallmarks of the Edwardian architectural style.

Approaching the property you are met with an enclosed forecourt garden. As you step through the front door you are welcomed into an inviting entrance hall that leads to two spacious reception rooms; the lounge, decorated in neutral tones offers a relaxing environment, perfect for unwinding, whilst the dining room provides a fantastic space for family dining and entertaining. A modern kitchen with white cabinetry, black granite work surfaces and a breakfast bar completes the ground floor living space.

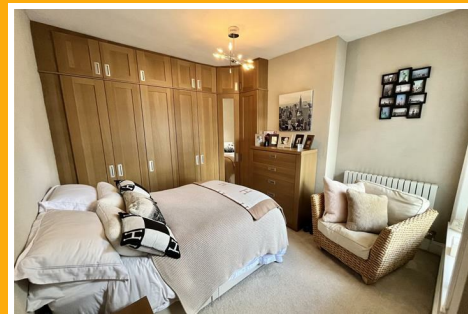
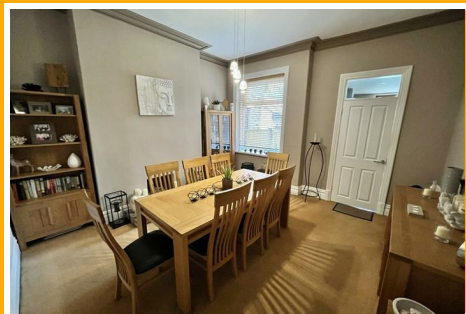
The first floor features three bedrooms. two of which are great sized doubles, plus a stylish family bathroom.

At the rear of the property, you'll find a private garden, predominantly laid with patio and bordered by beautifully planted areas, making it an ideal spot for enjoying the

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Ground Floor

Entrance Hall

Stairs leading to first floor. Designer radiator. Ceiling light. Door to:

Lounge

12'4" x 12'10" (3.77m x 3.90m)
Double glazed window to front elevation. Designer vertical radiator. Inset gas fire. Ceiling light.

Dining Room

13'2" x 13'8" (4.01m x 4.17m)
Double glazed window to rear elevation. Decorative feature fireplace. Designer radiator. Ceiling light. door to:

Kitchen

13'2" x 9'9" (4.01m x 2.97m)
Fitted with a matching range of base and eye level white units with coordinating black granite work surfaces over. Breakfast bar. Freestanding Smeg electric oven with four ring gas hob and extractor hood over. Plumbed for automatic washing machine. Inset sink and drainer with mixer tap. Integrated slimline dishwasher. Integrated wine cooler. Double glazed window to rear elevation. Porcelain tiled flooring. Door leading to rear garden. Door leading to cellar:

Cellar

Cellar area currently used for storage.

First Floor

Landing

Ceiling light. Radiator. Door to:

Bedroom 1

12'0" x 17'3" (3.67m x 5.26m)
Two double glazed windows to front elevation. Designer vertical radiator. Fitted wardrobes. Ceiling light.

Bedroom 2

13'6" x 11'3" (4.12m x 3.42m)
Double glazed window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

Bedroom 3

8'0" x 10'3" (2.43m x 3.12m)
Double glazed window to rear elevation. Radiator. Ceiling light.

Bathroom

Fitted with white three piece suite comprising panelled bath with folding glass screen and shower over. Wash hand basin and low-level WC. Double glazed window to side elevation.

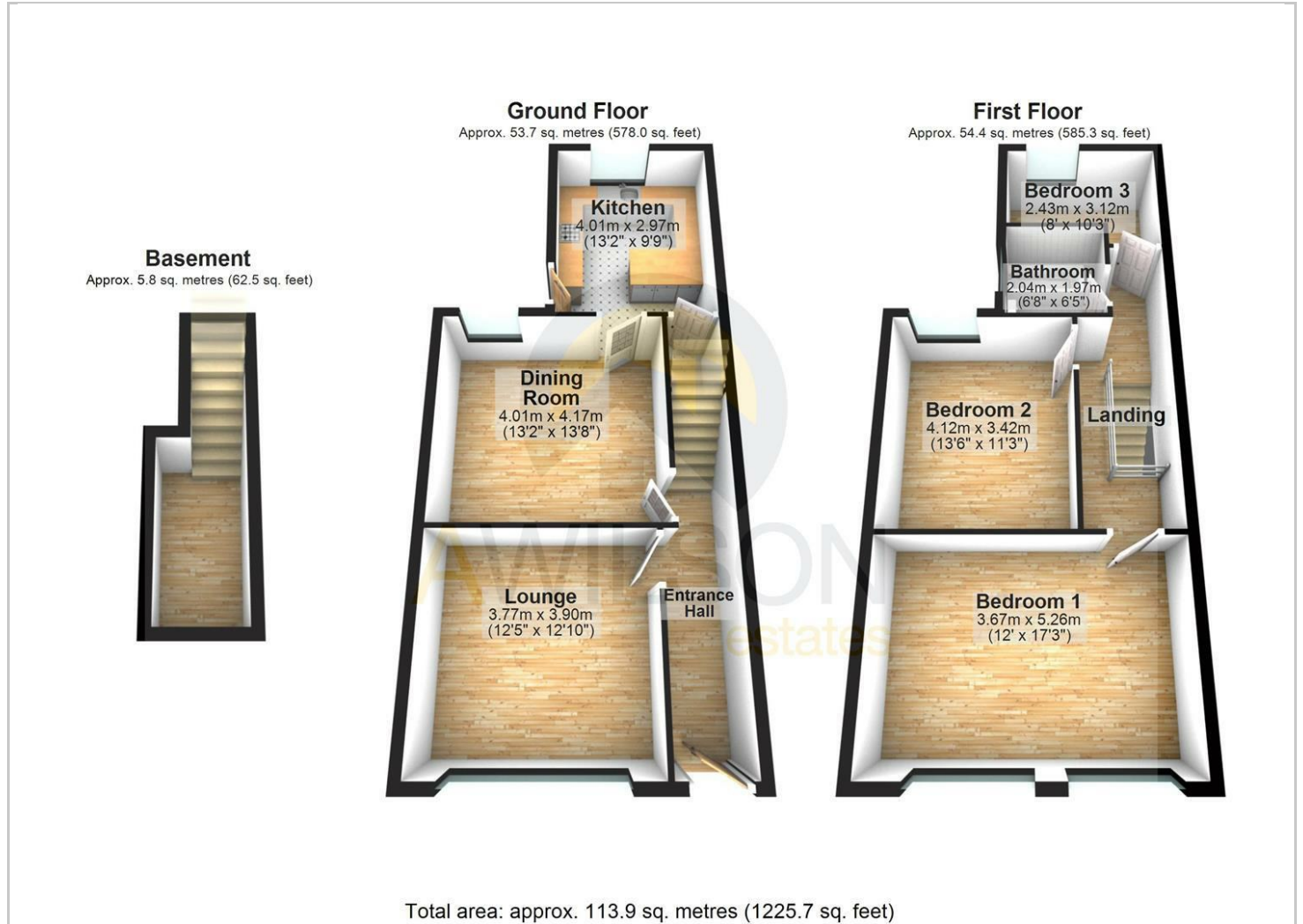
Externally

Enclosed garden to front. Private garden to rear mainly laid with patio with beautifully planted borders.

Additional Information:

Tenure: Freehold
EPC Rating:
Council Tax Band: C





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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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