



## 5 Swallow Close, Stalybridge, SK15 3LU

**£585,000**

Welcome to Swallow Close! Tucked away at the base of Stalybridge Country Park, and surrounded by beautiful hillside views, this five-bedroom executive detached family home is set in a truly special location and comes to the market offering excellent family living accommodation set over two floors.

Upon arrival, you are greeted by a neatly landscaped front garden, along with a driveway providing off-road parking for up to four cars, including an EV charging point for electric vehicles. Stepping inside, you are welcomed into an entrance hallway which leads to a cosy lounge, a downstairs WC, and a spacious open-plan kitchen and breakfast room that flows seamlessly into a bright orangery. A handy utility room is located just off the kitchen, and this leads through to the third reception room - a versatile space complete with a log burning stove. Whether you choose to use it as a cinema room, a games room, or even an occasional bedroom/guest room, this additional living space is sure to appeal. The rear garden offers a great space for outdoor entertaining, with patio and lawned areas. Upstairs, the real highlight is the Master bedroom suite, featuring a generously sized double bedroom, a walk-in dressing room, and a large en suite bathroom complete with corner spa bath and his-and-hers sinks. Four additional bedrooms and a well-appointed family bathroom complete the upper floor, making this home ideal for a growing family. The location is absolutely perfect for families - being located within the catchment area for Millbrook Primary School which has recently received an "Outstanding" Ofsted rating, in addition to Buckton Vale Primary School, St Raphael's Primary School and Mossley Hollins High School.

Local amenities include a mix of small local shops and public houses. Stamford Golf Club is close by for any golf enthusiasts, whilst larger supermarkets and further amenities can be found a short drive away in Stalybridge.

# 5 Swallow Close

Carrbrook, Stalybridge, SK15 3LU

**£585,000**



## Hallway

A bright and airy hallway decorated in neutral tones. Part glazed double doors leading to lounge. Stairs leading to first floor.

## WC

Double glazed uPVC window to front with privacy glass. Radiator. Ceiling light. Low level WC. Sink with vanity unit.

## Lounge

11'7" x 16'5" (3.53m x 5.00m)

uPVC Box window to front elevation. uPVC double glazed window to side and front elevations. Feature fireplace with inset gas fire. Double part glazed internal doors leading to hallway.

## Kitchen/Breakfast Room

10'8" x 22'10" (3.25m x 6.96m)

A stunning open plan design. Featuring a matching range of base and eye level units with complimenting oak block worktops over and breakfast bar area. Modern appliances including two built in electric bosch ovens with five ring gas hob and extractor hood over. One and a half bowl stainless steel sink with mixer tap, integrated dishwasher and integrated wine cooler. uPVC double glazed window to rear elevation overlooking rear garden. Open plan archway into:

## Sun Room

15'4" x 11'1" (4.67m x 3.38m)

UPVC patio double glazed doors that lead out onto the rear patio. Double glazed uPVC windows to side and rear elevations. Four velux windows to ceiling ensuring plenty of natural light floods the area. Radiator. Ceiling light.

## Utility

9'0" x 3'3" (2.74m x 0.99m)

Spotlights to ceiling. Plumbed for automatic washing machine. Space for tumble dryer. Worcester boiler. Eye level wall mounted unit. Oak block worktops. Space for american fridge freezer. Door to:

## Family Room

17'4" x 15'3" (5.28m x 4.65m)

Originally the double garage, this room is now a great sized reception room. Feature cast iron fuel burning stove with oak mantle over. two uPVC double glazed windows to front elevation. uPVC barn style door leading to rear garden. Double floors leading to rear garden. Radiator. Ceiling light.

## Landing

Feature arched window to side elevation. Fitted carpets. Two ceiling lights. Radiator. Doors leading to all bedrooms and bathroom.

## Master Bedroom

17'7" x 11'3" (5.36m x 3.43m)

A real haven of a retreat from the hustle and bustle of family

life! This Master suite features a large double bedroom, with uPVC double glazed windows to front and rear elevations ensuring this a a room full of natural light. Doors leading to dressing room and ensuite.

## En-suite Bathroom

A four piece fitted bathroom suite designed with luxury in mind. With fully tiled walls and floors and featuring a low level wc, plus his and hers sinks. A corner whirlpool bath is the perfect spot to relax and unwind. Heated towel rail and spotlights to the ceiling.

## Dressing Room

6'0" x 6'5" (1.83m x 1.96m)

Double glazed uPVC window to front elevation. Spotlights to ceiling. Fitted wardrobes and dressing table.

## Bedroom 2

11'5" x 9'10" (3.48m x 3.00m)

uPVC double glazed window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

## Bedroom 3

11'7" x 9'3" (3.53m x 2.82m)

uPVC double glazed window to front elevation. Radiator. Ceiling light.

## Bedroom 4

11'7" x 7'10" (3.53m x 2.39m)

uPVC double glazed window to front elevation. Radiator. Ceiling light.

## Bedroom 5

14'8" x 5'11" (4.47m x 1.80m)

uPVC double glazed window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

## Bathroom

10'6" x 7'1" (3.20m x 2.16m)

Double glazed uPVC window with privacy glass to rear elevation. Heated towel rail, tiled flooring, tiled walls, ceiling light. Low level WC, panelled bath with mixer tap. Shower over bath with glass shower screen. hand wash basin with mixer tap, bidet.

## Externally

Landscaped front garden with a driveway providing off-road parking for up to four cars, including an EV charging point for electric vehicles. To the rear of the property there is a good sized rear garden. mainly laid to lawn, with patio areas providing an ideal space for outdoor entertaining!

## Additional Information:

Tenure: Leasehold  
EPC Rating: C-71-80  
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>	EU Directive 2002/91/EC	71	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80

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