



## 207 Mottram Road, Stalybridge, SK15 2QX

**£365,000**

What a beautiful property standing proud on one of Stalybridge's desirable roads, the bay fronted property has a beautiful exterior aesthetic with the vibrant red door complete with the stained glass.

This much loved home has been the heart of many memories over the years for the current family and its now looking new owners to appreciate all it has to offer.

Upon entering you are welcomed in through the beautiful entrance vestibule and into the hallway. There is a spacious lounge with a snug/home office off, a useful downstairs shower room and a lovely dining kitchen.

Upstairs are three good sized bedrooms and 'Boutique' feel family bathroom complete with roll top bath. There is a loft room and also a cellar! What a fabulous floorplan for the growing family.

Outside is garden fronted with a wrought iron gate, whilst around to the rear is a pleasant stone paved patio area, the most perfect spot to sit in the sun.



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, Stalybridge, SK15 2QX

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## Entrance Vestibule

Beautiful wood door, tiled floor and door into the entrance hallway.

## Hallway

Wood flooring, stairs rising to the first floor, doors to downstairs rooms.

## Lounge

21'4" x 13'5" (6.50m x 4.09m)

Bay window to the front elevation with a pleasant outlook towards Cheethams Park.

## Study

8'2" x 5'11" (2.49m x 1.80m)

Window to the rear elevation.

## Shower Room

Enclosed shower with glass screen, low level w.c and hand wash basin. Tiled floor and walls.

## Kitchen & Dining Room

20'8" x 11'1" (6.30m x 3.38m)

Two windows to the rear elevation with views over the garden. Fitted with a comprehensive range of hard wood floor and wall mounted units with granite work surfaces over. Integrated appliances include a fridge and freezer, electric oven and five ring gas hob with extractor fan above, integrated washing machine. Tiled floor and part tiled splash back.

## Stairs & Landing

Beautiful sweeping wood balustrade and stair case. Doors to all bedrooms and bathroom, door leading up to the loft room.

## Master Bedroom

13'9" x 18'1" (4.20m x 5.52m)

Two windows to the front elevation with views over Mottram Road and Cheethams Park.

## Bedroom Two

13'10" x 11'6" (4.22m x 3.51m)

Window to rear elevation with views over the garden.

## Bedroom Three

12'5" x 8'7" (3.78m x 2.62m)

Window to side elevation.

## Family Bathroom

Opaque window to the side elevation. Luxury suite comprising of a roll top bath with telephone shower attachment over, hand wash basin and low level w.c.

## Loft Room

9'7" x 16'3" (2.91m x 4.96m)

Skylights and wood balustrade.

## Cellar

13'5" x 16'6" (4.09m x 5.03m)

## Externally

Garden fronted with a wrought iron gate leads to the front door, whilst around to the rear is a pretty, and low maintenance garden terrace. This is a lovely spot for your morning coffee or cool drink in the sunshine.

## Additional Information

Tenure: Freehold

EPC Rating: D - 58 - 76

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			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		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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