



## **Vicarage Cheetham Hill Road, Stalybridge, SK15 1TU**

**Offers Over £539,000**

Welcome to The Vicarage in Stalybridge, this exquisite detached cottage boasts a rich history, dating back to the 1500s. With its unique character and modern comforts, this property is a rare find for those seeking a blend of tradition and contemporary living.

The cottage features four spacious double bedrooms, providing ample space for family and guests. Each room is designed to offer comfort and tranquillity, making it an ideal retreat after a long day, especially given that two of the bedrooms have boutique feel en-suite shower rooms! The three generously sized reception rooms are perfect for entertaining or relaxing, with an extra room thoughtfully designed as a bar, adding a touch of sophistication to your gatherings.

In addition to the impressive living spaces, the property includes a well-appointed family bathroom, plus a further shower room, ensuring convenience for all residents. The large garage, complete with a gym above, offers an excellent opportunity for fitness enthusiasts or those in need of extra storage space.

Surrounding the cottage are beautifully maintained gardens, providing a serene outdoor environment for leisure and recreation. Whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, the gardens offer a perfect backdrop.

# Vicarage Cheetham Hill Road

, Stalybridge, SK15 1TU

## Offers Over £539,000



### Entrance Hallway

Hardwood front door, stone flooring, timber beams, saloon doors into cloaks storage, doors to formal dining room, sitting room and open to the bar area. Turning staircase rising to the first floor.

### Sitting Room

18 into bay (max) x 11'1 (5.49m into bay (max) x 3.38m)

Bay window to the front elevation, feature fireplace with log burner. Stone flooring, beams and stained glass window into the bar area.

### Dining Room

14'9 into bay x 12'2 (4.50m into bay x 3.71m)

This fantastic room is currently used as a formal dining room, with bay window to the front elevation complete with window seat. Victorian style feature fireplace, wall lights and beamed ceiling.

### Kitchen

12'8 x 9'3 (3.86m x 2.82m)

Windows to the side and rear elevations, fitted with a range of bespoke oak floor and wall mounted units with coordinating work surfaces over, space for a range cooker with extractor fan above, double resin sink with swan neck mixer tap, integrated dishwasher, tiled floor and partially tiled walls, ceiling beams.

### Bar

12'4 x 8'10 (3.76m x 2.69m)

Fancy having your own bar? Complete with pumps and optics, what a fabulous addition to large busy home! There are two windows to the rear elevation, and access into the large lounge.

### Lounge

22'7 x 14'10 (6.88m x 4.52m)

This is the heart of this home! This huge room is ideal for the growing family to all be together for movie nights, birthday parties and so forth. Step up into a further sun room.

### Sun Room

16'3 x 5'2 max (4.95m x 1.57m max)

Windows and double opening doors leading you out to the composite paved deck.

### Utility Room

13'9 x 10'1 narrowing to 7'7 (4.19m x 3.07m narrowing to 2.31m)

This utility room will become invaluable to you! with further cupboards, appliances and beamed ceiling. The quarry tiled floor and back door from the garden means this could be ideal for children to wheel their bikes into and muddy boots.

### W.C

Low level w.c and hand wash basin.

### Stairs & Landing

Turning stairs to the second floor, doors to all first floor rooms.

### Master Bedroom

15'3 x 15 (4.65m x 4.57m)

Window to the side elevation, cast iron fireplace and beamed ceiling.

### En-Suite Wet Room

This modern room has a mains fed walk in wet room shower with glass screen, low level w.c and hand wash basin. Opaque window to the front elevation, tiled floor and walls.

### Bedroom Two

16'8 x 13'1 (5.08m x 3.99m)

This beautiful bedroom has a large picture window that floods the rooms with natural light, exposed beams give so much character. A truly lovely bedroom.

### Dressing Area

9'7 x 5 (2.92m x 1.52m)

The perfect space to dress, with velux windows and access to the en-suite.

### En-Suite Shower Room

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

### Bedroom Three

12'3 x 12'2 (3.73m x 3.71m)

Window to the front elevation, exposed beams.

### Bedroom Four

12'5 x 9'7 (3.78m x 2.92m)

Two windows to the side and rear elevations.

### Family Bathroom

Opaque mullioned windows to the rear elevation. Luxury suite comprising of a roll top bath, with shower attachment, low level w.c and hand wash basin. Tiled floor and walls.

### Shower Room

Opaque window to the rear elevation, suite comprising of an enclosed shower cubicle, low level w.c and hand wash basin built into a vanity unit, tiled floor and walls.

### Second Floor

#### Loft Room One

14'7 x 14'6 (4.45m x 4.42m)

Large cupboard housing the tank and boiler. Beamed ceiling.

#### Loft Room Two

15'9 x 10'10 (4.80m x 3.30m)

Ceiling beams.

### Externally

Standing proudly in an excellent sized plot, there are two sets of double gates, one being electric and remote controlled, that allows plenty of parking space. There is a well stocked mature garden with borders of a variety of different plants, shrubs and bushes. The lawn is an excellent size, ideal for children to play. To the front of the house are two spaces, a stone flagged area and a further composite decked area.

### Store Rooms

So much storage space! Useful for your gardening equipment, the childrens bikes and scooters etc!

### Detached Garage Block

31 x 17'10 (9.45m x 5.44m)

WOW, What a space. What would you do with this? You could easily run a business from here, or have a workshop for a hobby, maybe store vehicles? With a small kitchen area and also a w.c. Stairs lead you to the gymnasium.

### Gymnasium

27'4 x 11'5 (8.33m x 3.48m)

With velux windows, this room is currently a gym, but could easily be whatever you might need!

### Additional Information

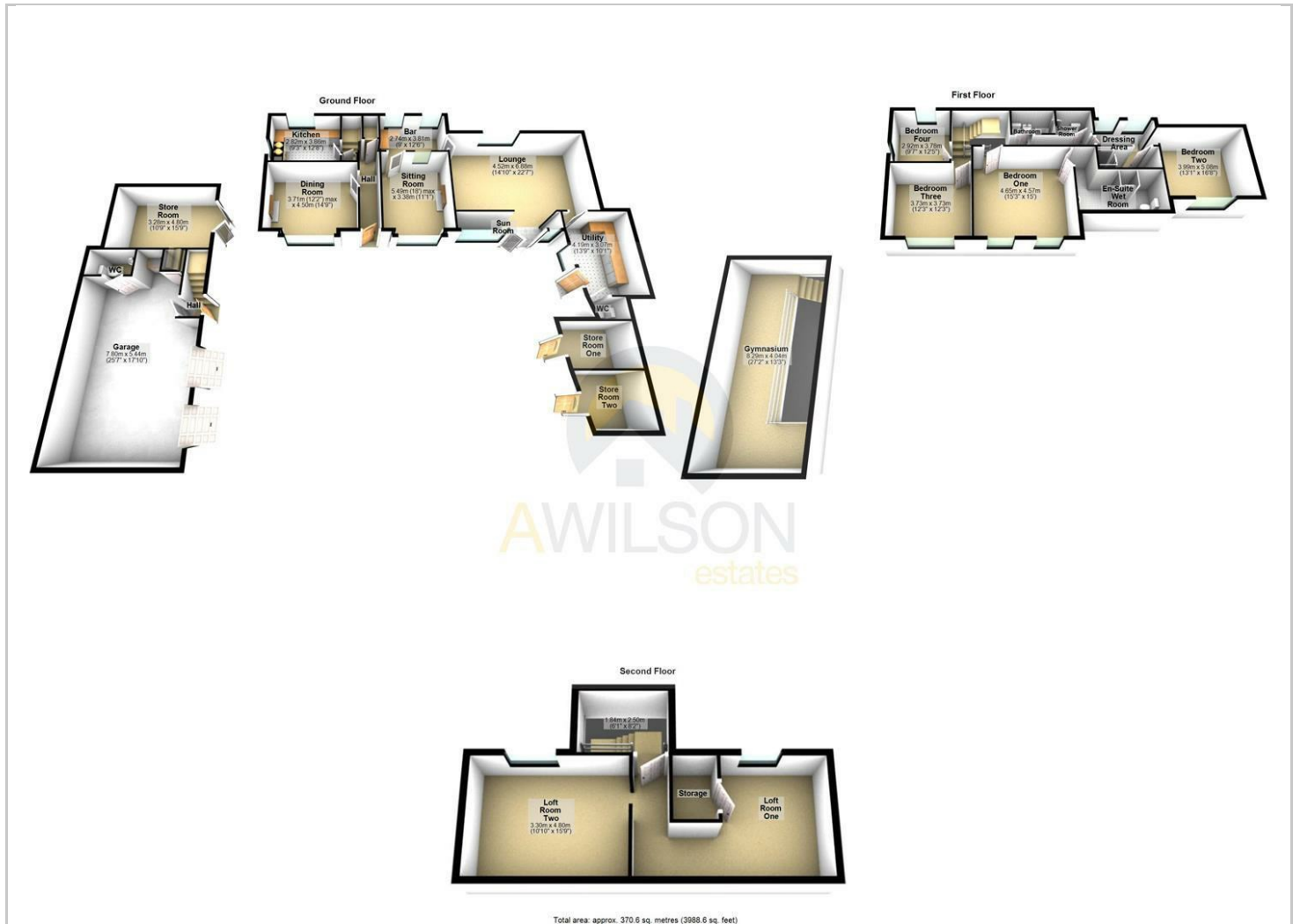
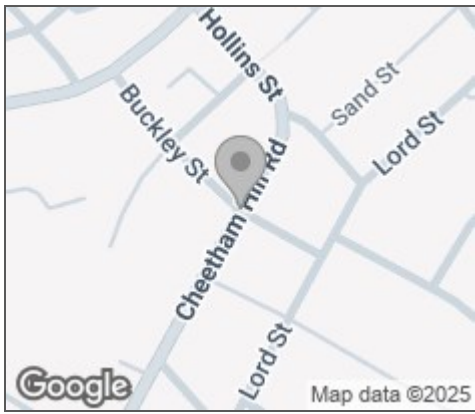
Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Tel: 0161 303 0778





## 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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