



28 Cornfield, Stalybridge, SK15 2UA

£525,000

Occupying a prime position in the much sought after Mottram Rise area of Stalybridge, this impressive home comes to the market in excellent condition and really is a home where you can move in, unpack, and immediately begin to enjoy your new surroundings.

From the moment you step through the front door, the care and attention to detail by the current owners is evident. A grand hallway, complete with herringbone flooring, creates a striking first impression and really sets the tone for the rest of the home. Double doors lead to an inviting lounge, where a bay window provides stunning views.

The centerpiece of this room is the log burning stove, the perfect focal point for cozy nights in!

To the rear, the home opens up into a fabulous open plan space with a bright, modern fitted kitchen, a dining area, and a lounge space. This versatile area is ideal for family gatherings, entertaining, or simply enjoying the heart of the home. A separate utility room and downstairs WC add practicality to the ground floor layout, whilst the double garage provides plenty of storage options.

Originally designed with four bedrooms, the current owners have reconfigured the upstairs layout to three bedrooms, thus creating a wonderful master suite complete with fitted wardrobes and a stylish en suite bathroom. There are two further well proportioned bedrooms and a modern bathroom.

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Hallway

13'10" x 5'7" (4.22m x 1.70m)

Herringbone flooring. Radiator. Light to ceiling. Part glazed double doors leading to:

Lounge

18'2" x 11'6" (5.53m x 3.51m)

Bay window to front. Herringbone flooring. Light to ceiling. Feature fireplace with inset multi fuel stove.

Kitchen Area

9'0" x 11'6" (2.74m x 3.51m)

A modern fitted kitchen with a matching range of base and eye level units with coordinating quartz worktops over. Inset sink with mixer tap over. Eye level double oven and microwave. Integrated dishwasher. Integrated fridge freezer. Five ring electric hob with extractor hood over. Spotlights to ceiling. Breakfast bar area. Open plan to:

Open Plan Living

17'2" x 17'0" (5.23m x 5.17m)

A fantastic space perfect for family life! A dining area with double doors to the rear garden opens into a lounge area with window to rear. Spotlights to ceiling. Herringbone flooring.

Utility

5'11" x 5'8" (1.80m x 1.73m)

Window to rear elevation. Door to rear garden. Plumbed for automatic washing machine. Space for tumble dryer. Herringbone flooring. Radiator. Door to:

WC

Low level flush wc. Hand wash basin. Herringbone flooring. Ceiling light.

Double Garage

Two Up and over doors.

Landing

Window to side. Door to:

Master Bedroom

13'11" x 16'10" (4.24m x 5.14m)

Two windows to front elevation benefitting from far reaching views. Fitted wardrobes. Ceiling lights. Two radiators. Door to:

En-suite

Three piece suite comprising walk in shower enclosure, low level flush wc and hand wash basin.

Bedroom 2

8'9" x 10'5" (2.66m x 3.18m)

Window to rear elevation. Ceiling light. Radiator.

Bedroom 3

11'8" x 6'8" (3.56m x 2.04m)

Window to rear elevation. Ceiling light. Radiator.

Bathroom

Fitted with white three piece suite comprising of panelled bath with mains fed rainfall shower head and shower head over. WC with hidden cistern, and vanity hand wash basin. Heated towel rail.

Externally

Double driveway to front plus manicured front lawn. Steps leading to front door. Tiered garden to rear with large decked area leading up to a further seating area, leading to a large lawned garden with far reaching views. The property also benefits from an external CCTV system with four cameras.

Additional Information

Tenure: Leasehold (TBC)

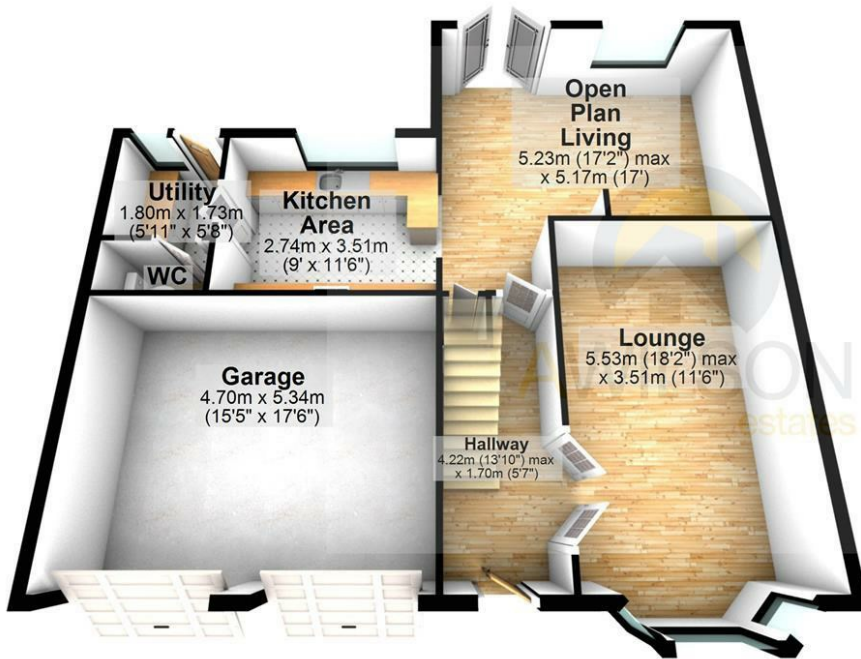
EPC: tbc

Council Tax Band:





Ground Floor



First Floor



Total area: approx. 142.5 sq. metres (1533.6 sq. feet)

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	84

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	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com