



7 Wildbank Chase, Stalybridge, SK15 2UJ

£550,000

Welcome to Wildbank Chase, this lovely property has been in the same family for almost 30 years and is now ready for the next family to move in and make it theirs.

With a generous floorplan, there is plenty of room for a growing family. Having been thoughtfully extended, giving plenty of extra space.

Once inside you are welcomed in through the vestibule into the entrance hallway, there is a lounge with feature fireplace, a dining room with patio doors out to the garden.

A well equipped fitted kitchen, an inner hallway gives access to the garage plus a useful storage cupboard. Then on to a pleasant sitting room and a further family room/home office. The shower room is a welcome addition to any family home!

Upstairs are four good sized bedrooms, the master having an en-suite, and a modern family bathroom.

Outside, with huge kerb appeal there is a double width driveway and well manicured gardens. Around to the rear is enclosed garden perfect for entertaining and family BBQ's!

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Porch

Sliding doors, front door into the entrance hallway.

Entrance Hallway

Stairs rising to the first floor, doors to lounge and dining kitchen.

Lounge

18'0" x 11'6" (5.49m x 3.51m)

Deep sill bay window to the front elevation with pleasant far reaching views. Feature fireplace, door into the dining room.

Dining Room

13'1" x 9'3" (3.99m x 2.82m)

Sliding doors leading out to the garden, Door into the dining kitchen.

Dining Kitchen

15'11" x 8'0" (4.84m x 2.44m)

Window to the rear elevation, fitted with a range of floor and wall mounted units with coordinating work surfaces over, integrated double electric oven, hob and extractor fan above. Sink unit with mixer tap over, space for fridge freezer, plumbing for dishwasher.

Inner Hallway

Large useful storage cupboard. Courtesy door into the garage, doors into the further downstairs rooms, back door leading out to the garden.

Sitting Room

12'10" x 11'9" (3.91m x 3.58m)

Window to the rear elevation, double sliding doors leading out to the garden, feature fireplace.

Family Room

13'8" x 6'11" (4.17m x 2.11m)

Window to the front elevation.

Shower Room

Suite comprising of a corner shower cubicle with electric shower, low level W.C and hand wash basin.

Stairs & Landing

Doors to all rooms and bathroom.

Master Bedroom

11'6" x 11'2" (3.51m x 3.40m)

Window to the front elevation with pleasant far reaching views or the adjoining moorland. Fitted wardrobes, door into the en-suite.

En-suite Shower Room

Opaque window to the side elevation. Suite comprising of an enclosed shower cubicle, low level W.C and hand wash basin.

Bedroom 2

8'8" x 10'8" (2.65m x 3.25m)

Window to the rear elevation with views over the garden.

Bedroom 3

12'3" x 11'11" (3.74m x 3.62m)

Window to the rear elevation, with views over the garden.

Bedroom 4

8'11" x 6'1" (2.71m x 1.86m)

Window to the front elevation.

Family Bathroom

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled walls, heated towel rail, opaque window to the side elevation, useful storage cupboard.

Garage

18'9" x 8'10" (5.71m x 2.69m)

Up and over door, there is plenty of storage space in the vaulted ceiling, light & power, wall mounted gas central heating boiler.

Externally

Sat within an excellent sized plot, the front is approached by a driveway with a large lawn and hedging. Around to the rear is a lovely enclosed garden, perfect for children to play!

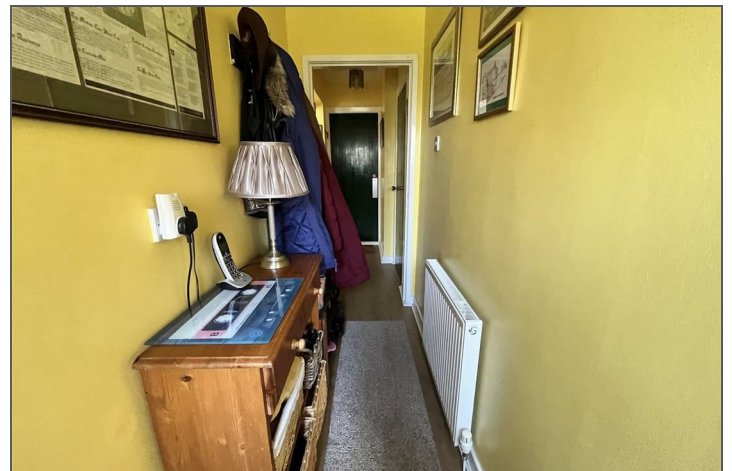
Additional Information

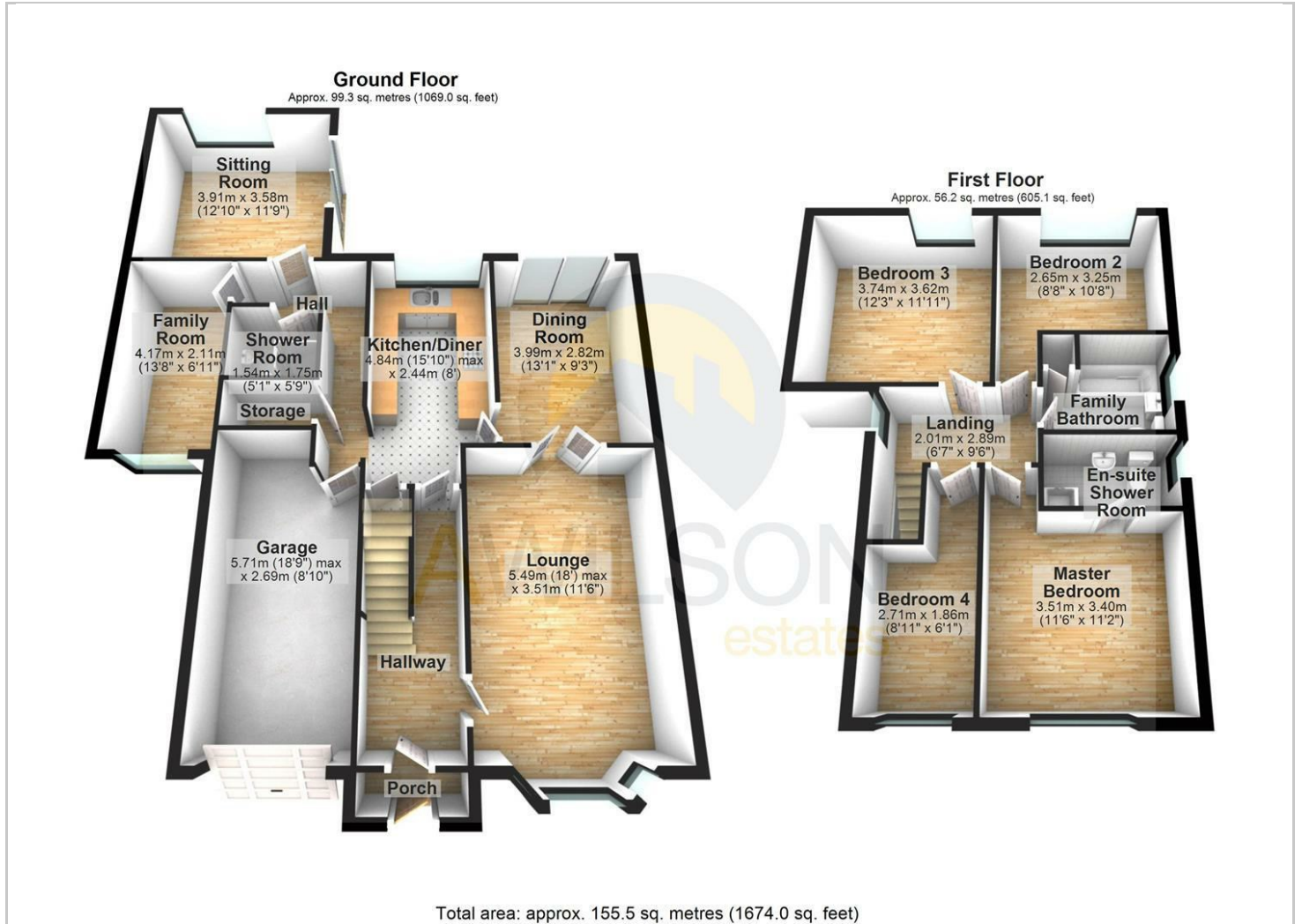
Tenure: Leasehold - 999 years from 1982 - Ground rent £20 per 6 months

EPC Rating:

Council Tax Band: F

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		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	

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