



15 Hawthorn Drive, Stalybridge, SK15 1UE

£285,000

Set in an elevated position with stunning views to the front, Hawthorn Drive really is a gem of a home - if you are looking for space then this property has plenty of it! Featuring an extended floorplan, this well presented home is sure to appeal to a wide range of prospective purchasers.

As you approach the property, stone steps lead up to the front door. Stepping inside, an entrance vestibule opens into a spacious hallway. The lounge to the front of the property is full of natural light and decorated in tasteful neutral tones, whilst to the rear of the home is a stylish kitchen diner, thoughtfully designed with high gloss units and integrated appliances. There's ample worktop space and storage, and the dining area features built in bench seating, and even a handy wine fridge! From here, bi fold doors lead into a bright conservatory, providing an additional, versatile living space.

Ascending to the first floor the extended floorplan means there are three generously sized double bedrooms plus a four piece family bathroom - spanning 17 feet in width and featuring a walk in shower in addition to the full sized bath.

Externally the property continues to impress! With driveway parking, a detached garage to the rear (perfect for storage and also currently used as a utility) plus a large shed

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Entrance Vestibule

Two windows to side, window to front, door to:

Hallway

Stairs leading to first floor. Door to:

Lounge

13'0" x 11'4" (3.96m x 3.45m)

Window to front elevation. Living flame effect electric fire with surround.

Kitchen/Diner

8'7" x 16'9" (2.62m x 5.11m)

Fitted with a matching range of white high gloss base and eye level units with coordinating worktops over. Built in eye level double oven and grill. Four ring electric hob with extractor hood over. Inset sink. Integrated wine cooler fridge. Bi-fold doors to conservatory.

Conservatory

9'3" x 11'8" (2.82m x 3.56m)

Fully glazed with double doors leading to rear garden. Whether used as a second sitting room, playroom, or home office, this is a versatile space.

Landing

Bedroom 1

11'7" x 17'7" (3.53m x 5.36m)

A very generous master bedroom with a full range of fitted wardrobes. Window to front elevation offering far reaching views.

Bedroom 2

18'5" x 7'6" (5.61m x 2.29m)

Window to front elevation. A generous second bedroom measuring over 18 feet in length. With fitted wardrobe.

Bedroom 3

9'7" x 10'10" (2.92m x 3.30m)

Window to rear elevation with views over the garden.

Bathroom

5'3" x 14'3" (1.60m x 4.34m)

A fully tiled four Piece family bathroom featuring a separate walk in shower, full size bath, WC, and hand wash basin. Heated towel rail. Two windows to rear elevation.

Externally

Lawned garden to front with steps leading up to front door. Driveway Parking and Carport to side. Detached garage with power and lighting. Low maintenance tiered garden to rear.

Additional Information

Tenure:

EPC Rating: C

Council Tax Band: C

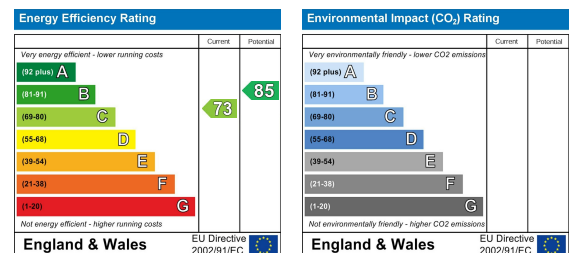




Total area: approx. 123.2 sq. metres (1325.8 sq. feet)

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.



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