



31 Whimberry Drive, Stalybridge, SK15 3RU

Offers Over £450,000

A Wilson Estates are thrilled to bring to market this beautifully presented four bedroom detached home on the popular Churchfields Estate in Stalybridge. This is a property that truly offers the best of both worlds - you're close to all the amenities and transport links of Stalybridge, whilst also having the countryside right on your doorstep.

Set over two floors, the home offers spacious, ready to move into accommodation that has been tastefully improved by the current owners.

Step inside and you're welcomed by a n entrance hall with stairs to the first floor. To the front of the home, the dining room offers versatility - it's ideal for more formal meals, but would also make a great home office, second lounge or playroom.

The kitchen/breakfast room is modern, with plenty of storage and workspace, and double doors leading out to the rear garden - perfect for entertaining or enjoying a morning coffee outdoors. The adjacent lounge is bright and spacious, with a box bay window and its own set of doors out to the garden.

One of the clever improvements made by the current owners is the addition of a utility room, formed from part of the original integral garage. This useful space keeps

31 Whimberry Drive

, Stalybridge, SK15 3RU

Offers Over £450,000



In Brief Property Comprises:

Entrance Hallway

Fitted carpet. Stairs leading to first floor. Radiator. Door to:

Living Room

13'5" x 13'7" (4.08m x 4.15m)

A lovely room with a box bay window with double doors out to the garden. With fitted carpets and a feature fireplace with inset electric fire. Radiator. Ceiling light.

Kitchen/Breakfast Room

18'10" x 10'6" (5.75m x 3.20m)

Fitted with a matching range of base and eye level grey gloss units with coordinating oak block style worktops over. With integrated fridge freezer and dishwasher, plus built in electric double oven with four ring gas hob and extractor hood over. The dining area is full of natural light, and there is additional base unit cupboard storage that is currently utilised as a bar area. Box bay window to the rear with single glazed door leading out onto the rear decking.

WC

3'4" x 7'1" (1.01m x 2.15m)

With wc, hand wash basin and radiator.

Dining Room

10'2" x 9'3" (3.10m x 2.82m)

This front facing room features two windows, and is a flexible space. Would you use it as a formal dining area? A second lounge? or

perhaps a home office? With fitted carpet, radiator and ceiling light.

Utility

7'10" x 8'3" (2.39m x 2.52m)

Fitted with base units with coordinating worktops over. Stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. A built in seat makes this an ideal space to sit and kick off any muddy boots or wellies after a day outdoors. Door to:

Garage

Up and over door to the front. Fitted with power and lighting.

Landing

Door.

Bedroom One

11'2" x 15'10" (3.40m x 4.83m)

Three windows to front elevation. Fitted wardrobes. Radiator. Ceiling light. Door to:

En suite Shower Room

5'5" x 8'3" (1.66m x 2.52m)

A boutique style en suite bathroom, with fully tiled walls and floor. Walk in double shower enclosure with rainfall head shower and additional handheld shower attachment. Hand wash basin and wc. Vanity mirror with built in lighting and Bluetooth. Window to front elevation.

Bedroom Two

15'3" x 8'2" (4.64m x 2.48m)

Window to rear elevation. Built in wardrobes. Fitted carpet. Radiator. Door to en suite.

En Suite Shower Room

5'8" x 4'10" (1.73m x 1.47m)

Window to side elevation. Fitted with three piece suite comprising shower cubicle, wc and hand wash basin. Radiator.

Bedroom Three

13'6" x 8'10" (4.11m x 2.69m)

Window to rear elevation. Built in wardrobe with sliding doors. Fitted carpet. Ceiling light.

Bedroom Four

10'4" x 7'0" (3.16m x 2.13m)

Window to rear elevation. Fitted carpet. Ceiling light. Radiator.

Family Bathroom

6'5" x 8'3" (1.96m x 2.52m)

Window to side elevation. Fitted with three piece suite comprising bath with shower and glass shower screen over, hand wash basin and hidden cistern wc. Fully tiled walls and floor. Heated towel rail.

Outside and Gardens

Lawn to front with double driveway. To the rear

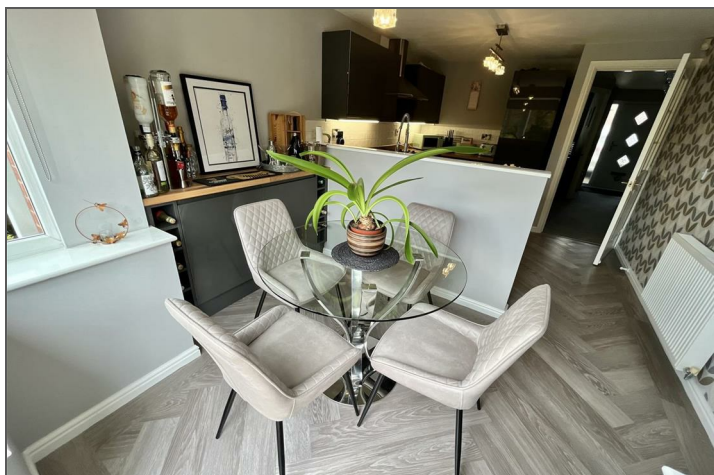
there is a private enclosed garden with large decking area and further lawn with planted borders.

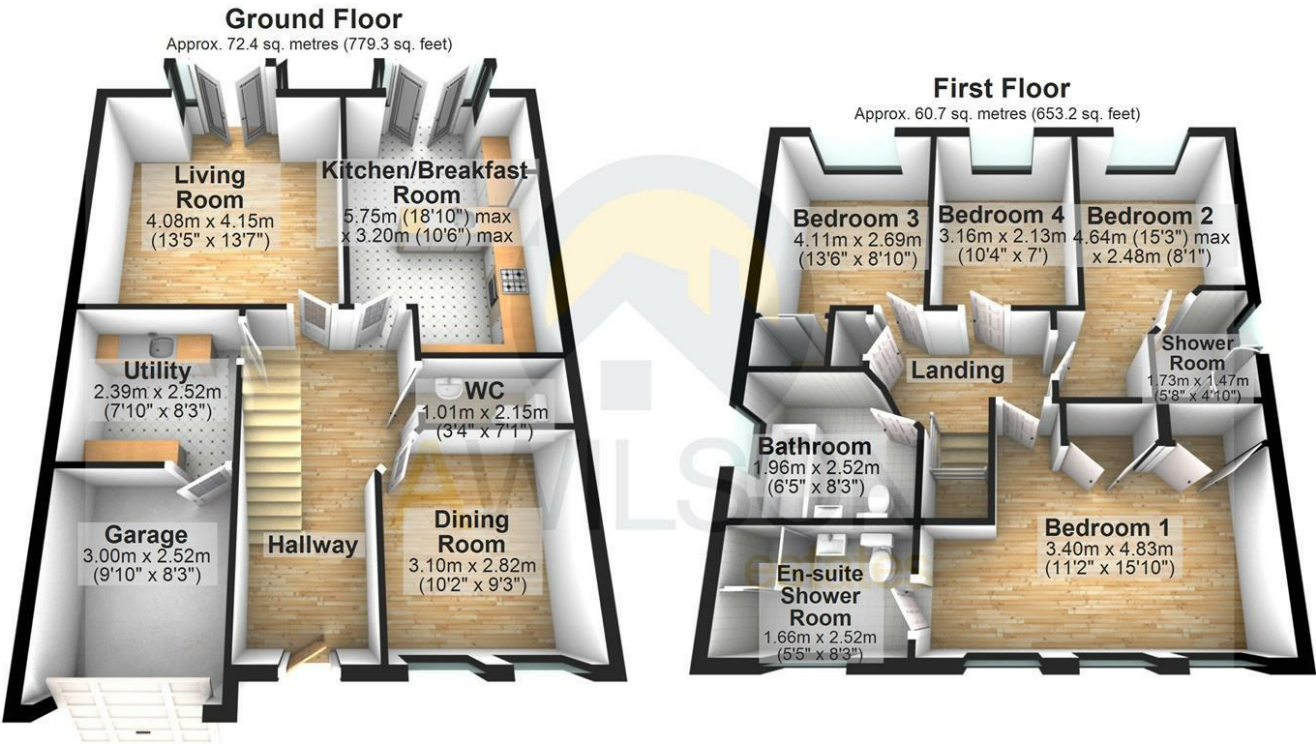
Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E





Total area: approx. 133.1 sq. metres (1432.5 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.