



2 Broadacre, Stalybridge, SK15 2TX

£440,000

We are delighted to bring to the market this stylish detached family home. This is a premier road within a highly desirable location in Stalybridge.

Once inside you will find an entrance vestibule, spacious lounge/diner that has lots of natural light, large dining kitchen complete with island, conservatory, utility room & garage/workshop.

Upstairs are four bedrooms, family bathroom PLUS a balcony.

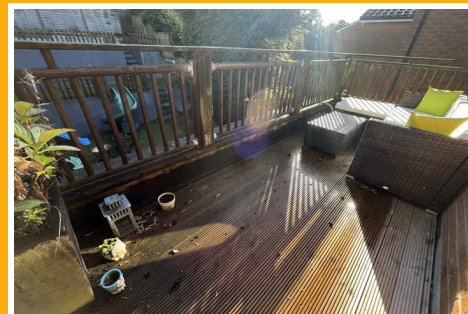
Outside the front has huge kerb appeal, with a lawn, mature tree and driveway parking. Around to the rear is a large tiered garden with plenty of space for children to play.

Mottram Rise is the ideal location for a growing family, being within walking distance of Stalyhill infant & junior schools, this gives a lovely community feel. Recreational activities for the whole family can be found via nearby Archery Club, Priory Tennis Club, Stalybridge Celtic Football Club.

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Entrance Vestibule

Window & front door. Wood laminate flooring, built in cloaks and storage cupboard, ceiling light & radiator.

Open Plan Lounge/Diner

23'7 x 13'6 max (7.19m x 4.11m max)

Window to the front elevation, stair case rising to the first floor. Double doors leading into the conservatory. Ceiling lights & radiator.

Dining Kitchen

17'1 x 16'3 (5.21m x 4.95m)

Window & double opening French doors leading out to the garden. Fitted with a comprehensive range of floor & wall mounted units with matching Island and coordinating work surfaces over. Integrated appliances include an electric oven, five ring gas hob, with extractor fan above. Stainless steel sink unit with mixer tap, integrated dishwasher, wood effect laminate flooring. Ceiling spots & radiators.

Utility Room

9'2 x 7'3 (2.79m x 2.21m)

Integral door into the garage, wall mounted gas central heating boiler. Plumbing for washing machine, wood laminate flooring, ceiling spots & radiator.

Conservatory

10'4 x 9'8 (3.15m x 2.95m)

Windows to the rear elevation, wood laminate flooring, ceiling fan light and radiator.

Stairs & Landing

This is a lovely space! Complete with balcony overlooking the garden, the perfect space to drink your morning coffee or a cool drink in the summer. Access to the loft and doors to all other rooms.

Balcony

Double opening French doors off the landing area, seating area with views over the garden.

Master Bedroom

18 x 9'5 (5.49m x 2.87m)

Window to the front elevation, ceiling light & radiator.

Bedroom Two

12'2 x 10'4 (3.71m x 3.15m)

Window to the front elevation. Ceiling light & radiator.

Bedroom Three

12'3 x 9'11 (3.73m x 3.02m)

Window to the rear elevation, ceiling light & radiator.

Bedroom Four

8'11 x 5'11 (2.72m x 1.80m)

Window to the front elevation. Ceiling light & radiator.

Family Bathroom

Windows to both side and rear elevations. Suite comprising of low level W.C, hand wash basin, panel bath, enclosed shower cubicle with mains fed shower. Tiled walls and floor, ceiling spots, under floor heating & heated towel rail.

Outside & Gardens

The front of the property has a lawned garden and driveway parking, whilst around to the rear is pleasant tired garden, with mature bushes, shrubs & plants. There is an outside water tap and security lighting.

Garage/Store Room

9'9 x 9'7 (2.97m x 2.92m)

Converted for storage with an up & over door, light and power.

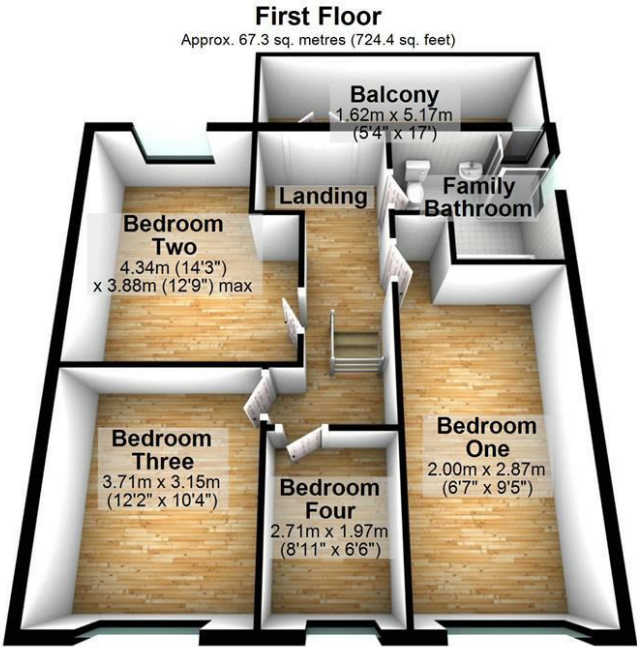
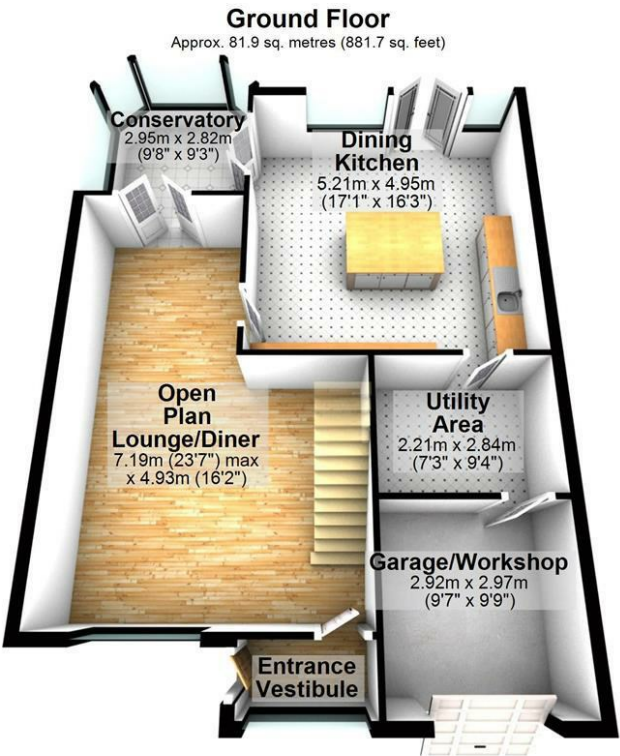
Additional Information

Tenure: Leasehold 999 year lease from 1977 - 954 years remaining - £15 per year ground rent.

Council Tax Band: E

EPC Rating: D





Total area: approx. 149.2 sq. metres (1606.2 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	EU Directive 2002/91/EC	78	England & Wales	EU Directive 2002/91/EC	

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