



## 21 Holly Close, Stalybridge, SK15 2AN

**Offers Over £350,000**

We're so excited to bring you this four bedroom semi detached home on Holly Close in Stalybridge. This area has always been a favourite, and it's easy to see why - you're situated just off Mottram Road, close enough to enjoy all the shops, cafes, and transport links in the bustling town centre, yet far enough away to enjoy some peace and quiet when you need it most.

This home offers spacious, flexible living spread over three floors, decorated beautifully in modern, neutral tones, making it truly move in ready for your family...and just wait until you see the garden!

Upon arrival you are greeted by driveway parking leading to the integral garage. Step through the front door into the entrance hallway, where you'll find a handy downstairs WC before heading through the kitchen diner at the rear. This is a fantastic space with plenty of natural light thanks to the window and double doors that open straight out to the garden, making it perfect for family meals or entertaining friends.

Up on the first floor, you'll find the lounge, a calming, cosy room with double doors opening to a Juliet balcony overlooking the rear garden - perfect for your morning



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, Stalybridge, SK15 2AN

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## Property Comprises of:

### Entrance Hallway

Radiator. Stairs leading to first floor. Under stairs storage cupboard. Door to:

### WC

Window to front elevation. Two piece suite comprising hand wash basin and low-level WC. Radiator.

### Kitchen/Diner

9'8" x 16'0" (2.95m x 4.88m)

Fitted with a matching range of base and eye level units with worktop space over. Sink with drainer and mixer tap. Integrated fridge/freezer, dishwasher and washing machine. Built in wine cooler fridge. Window to rear elevation. Radiator, Double doors leading out to rear garden.

### Garage

Up and over door to front. Fitted with power and lighting. A fantastic space for storage, or also has potential to be converted to provide additional living space ( subject to necessary planning permissions.

### Landing

Stairs to second floor. Door to:

### Lounge

13'3" x 16'0" (4.05m x 4.88m)

Window to rear elevation. Double doors opening to Juliet balcony overlooking rear garden. Radiator.

### Bedroom Three / Dining Room

13'9" x 9'2" (4.19m x 2.80m)

Window to front elevation. Radiator,

### Office

6'5" x 6'5" (1.96m x 1.96m)

Window to front elevation. Radiator.

### Stairs and Landing

### Bedroom One

12'10" x 9'0" (3.90m x 2.74m)

Window to rear elevation. Radiator. Door to:

### En-suite

Three piece suite comprising pedestal hand wash basin, tiled shower enclosure and low-level WC. Tiled splashbacks, Heated towel rail.

### Bedroom Two

11'3" x 9'0" (3.43m x 2.74m)

Window to front elevation. Radiator.

### Bedroom Four

9'6" x 6'7" (2.89m x 2.00m)

Window to rear elevation. Radiator.

### Family Bathroom

6'3" x 6'7" (1.91m x 2.00m)

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin and low-level WC. Part tiled walls, Window to front elevation. Heated towel rail.

### Outside and Garden

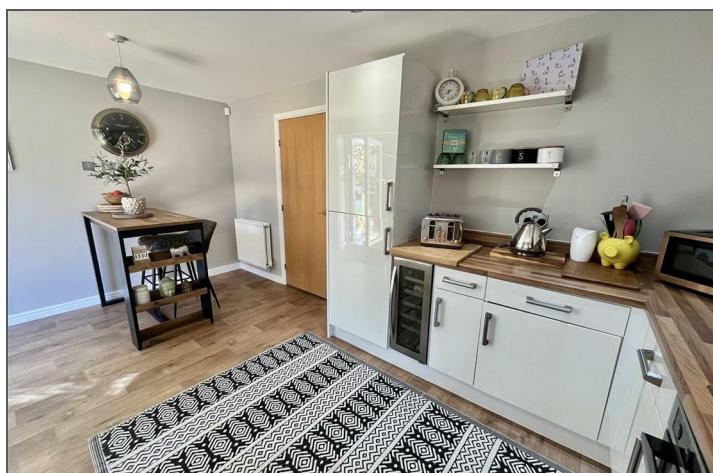
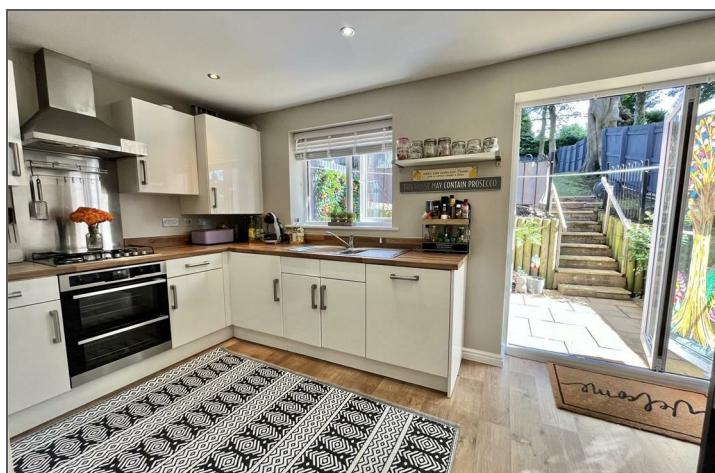
Driveway parking to front leading to garage. To the rear there is a patio with steps leading to a much longer than average lawn.

## Additional Information

Tenure: TBC

EPC Rating: B

Council Tax Band: D







### Ground Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



### First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



### Second Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 122.4 sq. metres (1317.3 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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