



28 Wheatfield, Stalybridge, SK15 2TZ

Offers Over £425,000

Welcome to Wheatfield, a truly stunning four bedroom family home in the much sought after "Mottram Rise" area of Stalybridge. The positioning is fantastic - backing on to Shutts Lane and with unobstructed views in front of you - imagine waking up to 180 degree panoramic views stretching as far as Snowdon on a clear day, simply wonderful!

As you approach you are greeted by a generous resin driveway comfortably providing off road parking for six cars and leading up to the integral garage. A modern front porch provides a welcoming entrance, leading through to the ground floor hallway. On this floor you will find a WC, the utility room, internal access to the garage, and a Snug which would make a fantastic TV room for older kids or perhaps a play room.

Head up to the first floor and prepare to be wowed - the main living space is an "L" shaped open plan design, with oak flooring, a sleek kitchen/diner stretching over 21 feet in width, and a lounge space with bi fold doors leading out to a balcony with glass balustrades, the perfect spot to sit and watch the sun set over the hills beyond. The first floor is also home to the fourth bedroom, which has the option to be utilised as a home office.

The second floor is home to the remaining three bedrooms - the Master is situated to the front and features an ensuite bathroom and a cleverly designed walk in wardrobe

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GROUND FLOOR

Hallway

Window to side elevation. Stairs rising to first floor. Double radiator, Door to:

WC

WC. Hand wash basin. Heated towel rail.

Utility

6'7" x 6'4" (2.01m x 1.93m)

Home to the wall mounted boiled and water tank. Worktop with inset Belfast sink. Plumbed for automatic washing machine. Space for tumble dryer.

Double Garage

Electric roller door. Fitted with power and lighting.

Office/Snug

9'0" x 11'10" (2.74m x 3.61m)

Radiator. Ceiling light. Feature acoustic wall panelling. This would make an ideal playroom, cinema room or home office.

FIRST FLOOR

Stairs and Landing

Stairs rising to second floor. Door to:

Kitchen/Dining Room

10'2" x 21'11" (3.10m x 6.68m)

Completely redesigned and refitted in 2024, the kitchen features a matching range of base and tall units with coordinated oak block worktops over. Integrated full height fridge freezer. Built in eye-level Neff electric oven. Built-in microwave. Five ring induction hob with extractor over. Inset sink with Swan neck mixer tap over. Integrated

dishwasher. Oak flooring. Sliding doors out to rear garden. Window to rear elevation. Open plan to:

Lounge

17'3" x 13'3" (5.26m x 4.04m)

Oak flooring. Feature fireplace. Radiator. Ceiling light. Wall to Wall Bi-fold doors with integrated blinds leading out onto balcony.

Balcony

3'9" x 13'3" (1.14m x 4.04m)

The balcony has been fully replaced by current owners including fitted of new glass balustrades and replacing the floor and supporting joists, This balcony is South Westerly facing making it the perfect vantage point for watching the sunsets.

Bedroom Four

6'10" x 8'4" (2.08m x 2.54m)

Currently used as the home office this space features a window to front elevation, radiator and ceiling light.

SECOND FLOOR

Stairs and Landing

9'10" x 12'5" (3.00m x 3.78m)

Doors to Bedrooms and Family Bathroom. Loft hatch with drop down ladders providing access to loft space which features a loft light, is partially boarded, and is double insulated to improve energy efficiency.

Master Bedroom

10'0" x 14'5" (3.05m x 4.39m)

Window to front elevation. Fitted wardrobes. Double doors opening into walk in wardrobe space. Radiator. Ceiling light. Door to:

Walk-in Wardrobe

Fitted with lighting, hanging rails and built in dressing table.

En-suite Shower Room

Window to front elevation with privacy glass. Fitted with three piece suite comprising cornered shower cubicle with mains fed shower, WC and hand wash basin. Feature half wall fitted mirror, Heated towel rail,

Bedroom Two

10'9" x 12'6" (3.28m x 3.81m)

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

Bedroom Three

10'8" x 9'1" (3.25m x 2.77m)

Window to rear elevation. Radiator. Ceiling light.

Bathroom

6'9" x 9'2" (2.06m x 2.79m)

Fitted with three piece suite comprising bath with folding glass shower screen and mains fed shower over plus corner taps, WC and hand wash basin. Feature half wall fitted mirror. Double doors to built in storage cupboard. Heated towel rail. Ceiling light.

Outside and Gardens

Resin Driveway to front providing off road parking for 6 cars and featuring two EV Charging ports. Tiered garden to rear with polished indian stone patio, planted borders and path leading to top of garden where a gate provides access out onto Shutts Lane and the open countryside beyond. A tiered decked area to the side of the property with inlaid LED lighting strips provides a great space for an outdoor sofa and for children to play.

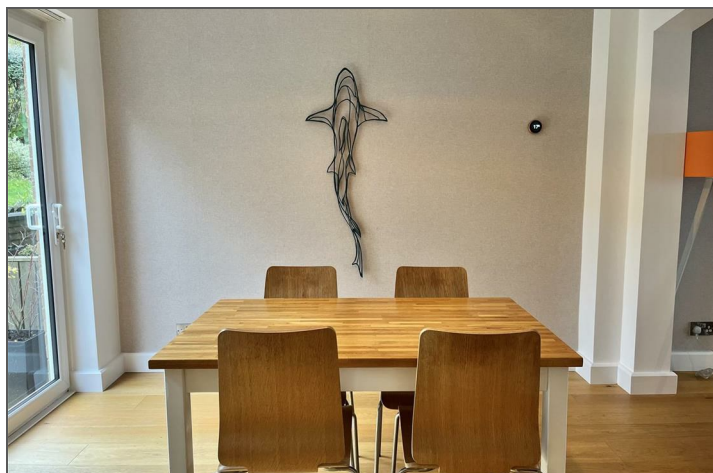
The roof was replaced in 2021 and now features solar panels front and rear which are owned by the property.

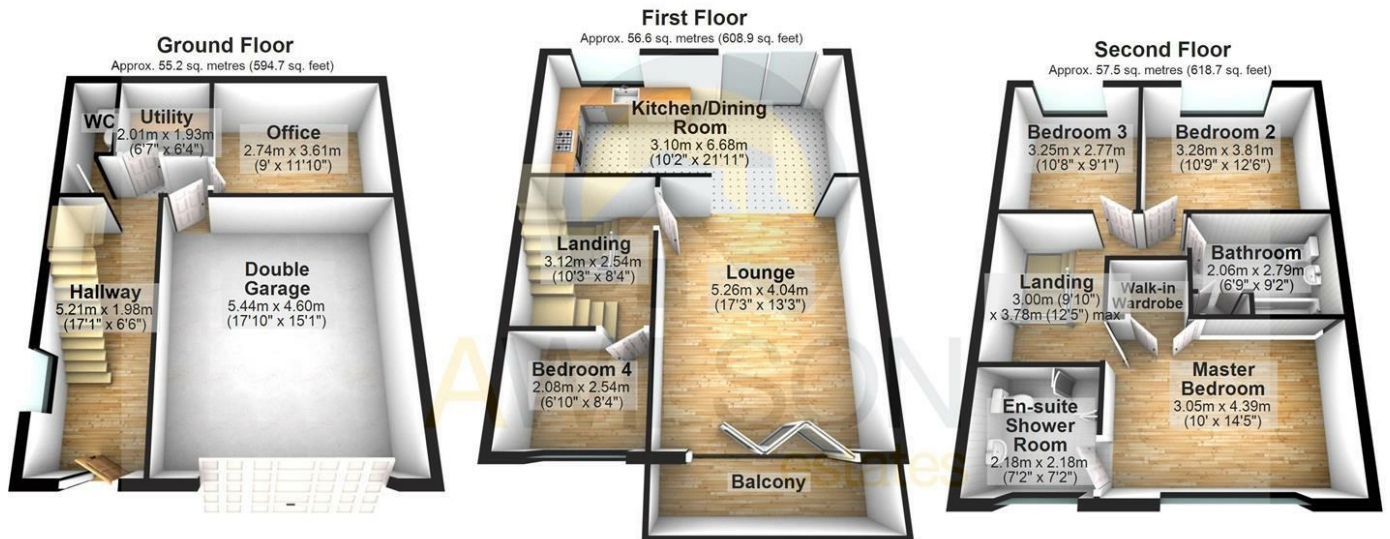
Additional Information

Tenure: Leasehold

EPC Rating: B

Council Tax Band: E





Total area: approx. 169.3 sq. metres (1822.3 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		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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