



15 Wildmoor Wood Close, Stalybridge, SK15 3RW

£285,000

A Wilson Estates are delighted to present this beautiful detached property to the market. This much loved family home boasts plentiful living space the new owners will most definitely benefit from. The décor benefits from being of a neutral pallet throughout making it the perfect option to unpack and move straight in.

Wildmoor Wood Close is set within the well regarded Churchfields development, a short walk away from the Ofsted 'Outstanding' rated Millbrook Primary School. There are some fantastic local walks nearby to take advantage of in such a beautiful rural setting along bridle pathways and the river Tame or through Stalybridge Country Park. Stamford Golf Club is also nearby as are a whole host of amenities from Public Houses, eateries, a beauty salon, convenience stores and medical practice to name a few.

The accommodation in brief comprises of an entrance hallway, a downstairs wc, a lounge, dining room, kitchen and integral garage to the ground floor. To the first floor there are three bedrooms; the master benefiting from an en-suite plus a family bathroom. Externally to the front there is a lawn area and driveway parking. To the rear there is fantastically private garden with patio, decking and lawned areas alongside mature shrubs and flowers.

To make an appointment to view Wildmoor Wood Close please telephone our office at your earliest opportunity.

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, Stalybridge, SK15 3RW

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Entrance Hallway

Composite front door, ceiling light, wood laminate flooring, radiator, staircase leading to first floor, integral door to garage.

Dining Room

10 x 7'6 (3.05m x 2.29m)
uPVC double glazed window to front elevation, radiator, ceiling light point, wood laminate flooring.

Lounge

14'9 x 11'8 (4.50m x 3.56m)
uPVC double glazed square bay window to rear elevation, feature fire place featuring living flame gas fire, radiator, ceiling light point.

Dining Kitchen

11'6 x 8'4 (3.51m x 2.54m)
Composite door to rear, uPVC double glazed window to rear elevation, white high gloss kitchen units with coordinating work surfaces, built in electric oven and microwave. Five ring gas hob with extractor fan hood, integrated fridge freezer and dish washer, radiator, stainless steel sink unit with mixer tap, tiled flooring.

Downstairs W.C

uPVC double glazed window to side elevation, wood laminate flooring, low level water closet, and wash basin, radiator, ceiling light.

Stairs & Landing

uPVC double glazed window to side elevation, built in airing cupboard, access to loft, ceiling lights.

Master Bedroom

13'2 x 8'11 (4.01m x 2.72m)
three uPVC windows to front elevation, radiator, ceiling light point, double built in storage cupboards.

En-Suite Shower Room

13'2 x 8'11 (4.01m x 2.72m)
uPVC double glazed window to front elevation, walk in double shower cubicle with mains fed shower, hand wash basin with vanity unit, low level water closet, radiator, ceiling light point, tiled walls and floor.

Bedroom Two

9'3 x 10'5 (2.82m x 3.18m)
uPVC window to rear elevation, built in triple wardrobe, radiator, ceiling light point.

Bedroom Three

5'1 x 7'8 (1.55m x 2.34m)
uPVC double glazed window to rear elevation, ceiling light radiator.

Family Bathroom

5'1 x 7'8 (1.55m x 2.34m)
uPVC double glazed window to side elevation, three piece white bathroom suite comprising of low level water closet, panelled bath with taps, hand wash basin, part tiled walls and tiled flooring.

Gardens & Outside

To the rear of the property there is a lovely garden with mature shrubs and plants, there are steps to a beautifully decked area, there is also

a well maintained lawned area.
To the front of the property there is a driveway
for several cars plus a lawn with shrubs.

Garage

16'11 x 8'2 (5.16m x 2.49m)

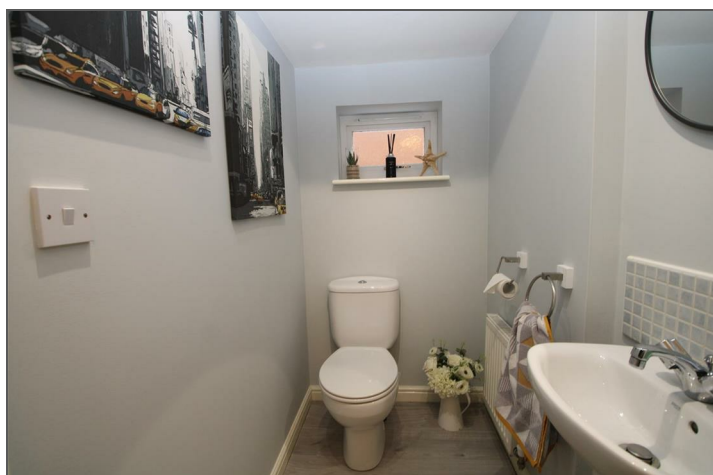
Integral garage with an up and over door, lights
and power.

Additional Information

Tenure: TBC

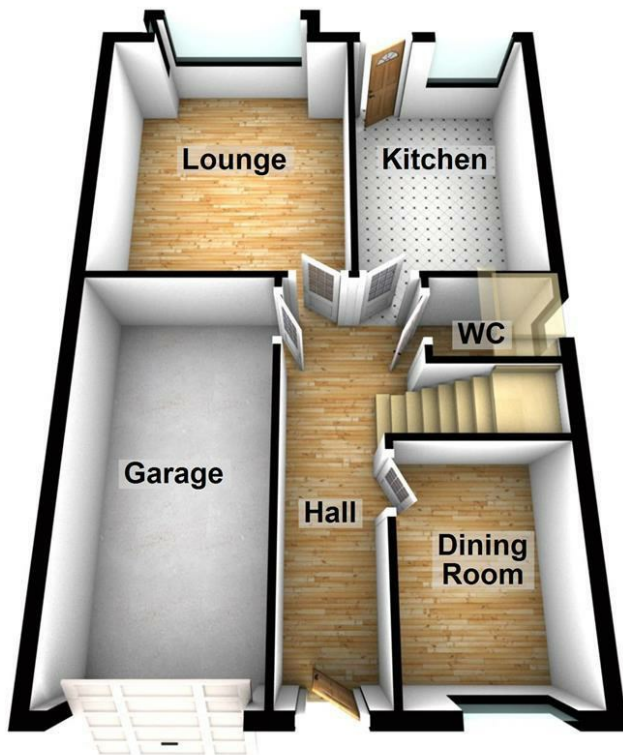
Council Tax Band: TBC

EPC Rating: TBC





Ground Floor



First Floor



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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