



## 3 Mottram Old Road, Stalybridge, SK15 2TG

**£550,000**

A Wilson Estates are delighted to bring to the market this deceptively spacious three bedroom detached property located on the highly regarded Mottram Old Road in Stalybridge.

Upon entering the property you will be pleasantly surprised by the generous living space within. A front porch leads into a spacious entrance hallway, setting the tone for the generous dimensions found throughout the home. The ground floor features a well-proportioned double bedroom and a convenient shower room, catering to both guests and residents alike. There is also a large dining kitchen, good sized lounge, and conservatory, with additional practical spaces including a utility room, pantry and integral garage, offering ample storage.

To the first floor there are two additional double bedrooms, both benefiting from the stunning views to the rear. The master bedroom features a balcony overlooking the garden and the hills beyond, and comes with a boutique style ensuite bathroom complete with freestanding bath. An additional shower room with sauna completes the upstairs living space, though there is scope to extend further into the roof space to create additional space.

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, Stalybridge, SK15 2TG

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## Porch

Windows & front door.

## Entrance Hallway

Stained glass window and door, large built in cloaks, stairs rising to the first floor, doors to all downstairs rooms.

## Kitchen & Dining Room

12'0" x 17'2" (3.66m x 5.22m)

Windows to the rear elevation with fabulous views over the garden. Fitted with a stylish and comprehensive range of floor and wall mounted units with coordinating work surfaces over. Stainless steel sink unit with mixer tap, double built in electric oven and hob with extractor fan above, built in dishwasher, door into the rear porch.

## Rear Porch

Back door, doors to pantry and utility room.

## Utility Room

6'8" x 7'7" (2.03m x 2.31m)

Window to side elevation, fitted units and work surfaces, Belfast sink, plumbing for washing machine and space for tumble dryer.

## Pantry

5'5" x 3'0" (1.65m x 0.91m)

Window to side, shelving.

## Lounge

13'11" x 17'10" (4.25m x 5.44m)

Windows to the rear elevation and door into the conservatory. Feature fireplace.

## Conservatory

Windows and double opening French doors leading out to the garden.

## Bedroom Three

12'5" x 14'1" (3.79m x 4.29m)

Bow window to front elevation, built in wardrobes.

## Shower Room

Window to side elevation, suite comprising of a walk in shower with glass screen, hand wash basin, low level W.C.

## Stairs & Landing

Window to the side elevation, access to large eaves space. Doors to all rooms.

## Master Bedroom

12'0" x 11'5" (3.66m x 3.49m)

Window and double opening French doors to the balcony, built in storage.

## Balcony

3'6" x 7'10" (1.07m x 2.39m)

Delightful place to sit with your morning coffee or evening drink, the views from this point are simply breathtaking!

## En-suite Bathroom

Luxury four piece en-suite bathroom comprising of double ended freestanding bath with freestanding tap and shower head, shower cubicle, low level flush wc and wash hand basin. Additional dressing area.

## Bedroom Two

8'9" x 17'9" (2.66m x 5.41m)

Window to rear, with far reaching views.

## Shower & Sauna Room

8'9" x 8'9" (2.66m x 2.67m)

Fitted with shower cubicle, wash hand basin, low-level flush WC and sauna.

## Garage

Window to side, Up and over door. Light and power, plenty of shelving and storage space.

## Externally

Sitting proudly from the road, the in and driveway gives ample parking for several vehicles. Around to the rear is a large well stocked garden, complete with mature trees, shrubs and flowers. There are several sitting areas depending on your mood! Whether you'd like to sit in the sun, or perhaps sit in the shade next to the stream?

To the side of the property is a private lane that takes you to a further detached garage. This can also be accessed from the garden via a courtesy door.

## Additional Information

Tenure: Freehold

EPC Rating: E

Council Tax Band: F





## 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	
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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	<b>England &amp; Wales</b>
		54	EU Directive 2002/91/EC

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