



Haycock Close

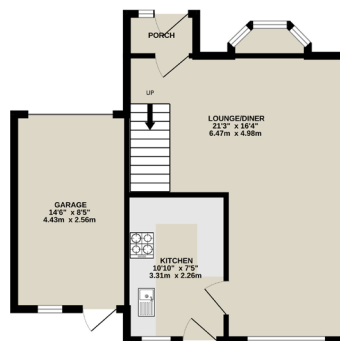
- STALYBRIDGE -

Delightful three-bedroom home in immaculate condition with garage and off-road parking.

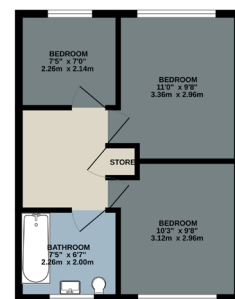
KEY POINTS

- Walks from your doorstep to Hough Hill & Hobson Moor
- Garage and off road parking
- Great position for accessing road and rail links
- Close to the amenities in Stalybridge

GROUND FLOOR
497 sq ft. (46.1 sq m.) approx.



1ST FLOOR
347 sq ft. (32.3 sq m.) approx.



TOTAL FLOOR AREA: 844 sq ft. (78.4 sq m.) approx.
While every effort has been made to ensure the accuracy of the description contained herein, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you are looking for a three-bedroom home in move in condition this property might be for you. You could move straight into Haycock Close and then use your artistic talents to make it your own over time. With off road parking and a pretty front garden this home gets 10 out of 10 for kerb appeal.

On entrance you have a vestibule area for shaking off your coat and shoes before you enter your welcoming, open plan lounge area with a dining area at the rear overlooking the garden. This space is filled with light with windows on both sides.

The lounge has space for two sofas and ample storage space under the stunning glass and oak staircase for all of your books and board games. Gather the family around the beautiful statement fireplace and enjoy a film night under a cosy blanket.

The dining area is adjacent to the kitchen and has space for a family sized table and chairs. With the kitchen in easy reach you can oversee the children while they do their homework or socialise with your friends while you cook up a storm.

The kitchen has gloss cream units, lots of work tops and space for all your appliances plus access to the rear garden.

Upstairs there are two double bedrooms and a third single to choose from.

Both doubles are bright and light with bespoke fitted furniture. The rear bedroom overlooks the garden and has stunning views stretching to Jodrell Bank. The principal sits at the front of the property and has space for a double bed and bedside tables. The single would make an ideal children's room, office or dressing room. The family bathroom completes the first floor has a three-piece white suite with shower over the bath.

Outside you have a rear garden, catching the sun for most of the day it's a real haven to enjoy during the spring and summer months. It has enough space to kick a ball about or if you have green fingers, it could be transformed into a gardener's paradise. The extended patio is perfect for summer evenings, fire up the BBQ and gather all of your friends and family.

You have access to the rear of the garage which is perfect for storing all of the garden furniture and cushions.

Haycock Close is situated just off the prestigious Mottram Road. Close enough to the local amenities of Stalybridge such as Tesco and the local shops and bars, but still feels a million miles away from the hustle and bustle of the town centre.

The lovely Cheetham Park is within walking distance - perfect for long walks and for letting the children blow off some steam in the playground.

It is also home to an RSPB Reserve and the local archery and tennis clubs. Stalybridge has excellent transport links to Manchester and beyond from the local station, as well as being close to the local motorway network.

There are endless walks straight from your doorstep, you can be exploring Hough Hill and Hobson Moor within minutes. Glossop and the delights of the Peak District are a short drive away, as well as Saddleworth with its lovely villages.



TECHNICAL DETAILS

- Tenure: Leasehold 955 Years remaining £15 PA
- Council Tax Band: C
- Boiler location: Garage
- Boiler Type: Worcester Gas Combi
- Gas central heating
- Double glazed
- Driveway and garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D		61	
E			
F			
Not energy efficient - higher running costs	G		

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