



1 Foxhill Park, Stalybridge
£575,000



Foxhill Park

Stalybridge

Step through the front door of Foxhill Park and into the spacious hall, ideal for shaking off wet coats and shoes and drying off the dog.

The light and bright hallway welcomes you in and leads to your reception rooms, utility room and downstairs wc.

The living room has dual aspect views and is large enough for all the family to enjoy.

The log burner and statement fireplace ensured this space stays cosy in the winter months.

When the warmer weather arrives open the doors to the large conservatory where your guests can relax and enjoy the views over the stunning garden.

A separate, more formal dining room is the perfect spot to gather all the family for Christmas dinner.





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Nowhere is this prestigious style more evident than here in the kitchen-dining space.

Elegant style mingles brilliantly with practical functionality.

The worktops, integrated appliances and coffee station make entertaining a delight.

A truly sociable space, allowing for a relaxed dining experience, this is a kitchen designed for one who loves to entertain.

With gadgets galore, including range style gas hob, two integrated ovens, microwave, wine cooler and space for an American style fridge freezer this kitchen has a touch of pride about itself, and rightly so.



When the sun appears, head out into the garden with drinks. A large patio area to the rear of the garden is the perfect spot to pop an ice bucket in the centre of the table along with your favourite brand of fizz and let the good times flow.





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Heading back indoors now through the rear door we have the inner workings of the busy family home close by. A separate utility room perfect for organising the family's day to day living and extra storage. Back into the hallway you will find a handy ground floor w/c ideal for little ones and visiting family and friends.

Next, we explore upstairs, come with us as at first glance you will be spoilt for choice as to what to explore first. Boasting five bedrooms including the principle with en suite.

The first bedroom to your right can easily accommodate a king-sized bed and has fitted storage for clothes. This forms part of an annex which the current owners added to accommodate extended family. Below, accessed via the spiral staircase is the kitchen/living space with shower room and boot room. A private space for guests or perhaps a teenager.

The principal suite sits at the back of the house offering privacy away from the rest of the family. This is a room to linger in, with hidden walk-in closet and access to a private en suite bathroom complete with a shower and a full-sized bath to soak in. The final double bedroom on this floor is along the landing and has a cupboard for storage with further room for fitted wardrobes if needed. A most luxurious family shower room awaits, perfect for the early mornings.

On the top floor there are a further two bedrooms, one a generous double with ample room for a double bed, desk and velux windows with views. A small double sits across the landing for visiting guests or perhaps a quiet spot for those working from home.





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Outside

Foxhill Park sits on a generous plot, with a privacy hedge setting the property back from the road.

There is parking for several cars with further on street parking if required.

The rear garden has mature shrubs and planting with a generous patio.

Enjoy a BBQ and then watch the sun set while snuggled around a cosy fire pit.

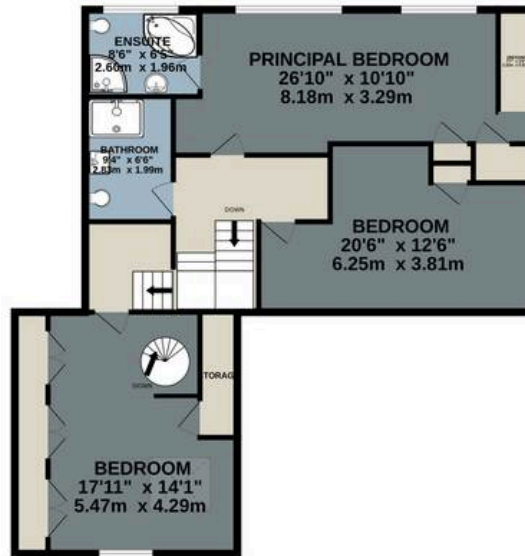




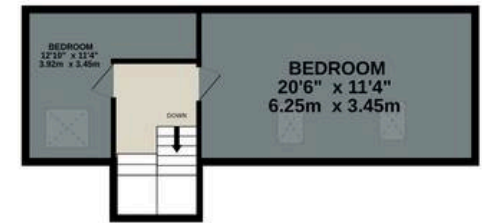
GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



1ST FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



2ND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 2830 sq.ft. (262.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Stalybridge has a bustling town centre with excellent transport links to Manchester and Yorkshire. The Huddersfield Narrow Canal is perfect for walks with friends. If you are feeling more adventures the Pennine Moors are close at hand offering varied walking opportunities. Cheetham Park lies just a few minutes' walk from the property and Stalybridge Country Park lies just over a mile away, with its four reservoirs and Cowbury Dale and adjoining land at Carrbrook. There is a large Tesco within walking distance for the weekly shop and plenty of cafes and bars to enjoy. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Prestigious family home on a fabulous plot
- Five bedroom, three bathrooms including annex
- Fabulous living space
- Off-road parking for several cars
- Stunning east facing garden for entertaining family and friends
- Situated within a select development of houses on a private road
- Within easy reach of Cheetham Park and open countryside
- No onward chain





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