



1 Kay Street, Stalybridge

£525,000 Freehold

Detached home in a quiet & secluded position • Enjoy walks and cycling from your front door • Double Garage and off-road parking for several cars • Character home with bags of potential • Substantial rear garden which is not over-looked

- Basement for storage and utility area • Four double bedrooms, four bathrooms





Welcome to Spring Bank Cottage, a detached period property in a secluded location. This home with acres of space to grow is a much-loved family home which the current family are regretfully leaving, giving a new family a wonderful opportunity. Come inside through the front door into a practical hallway area, stacks of room for coats, boots and dog leads. The space is full of light from the tall windows and views over Stalybridge and beyond.

To the left and right are two pleasingly symmetrical, separate living spaces, large rooms with huge windows and original features.

Your first sitting room has views over the back garden, large enough for any combination of sofas this is the most welcoming room to gather all your family and friends in. High ceilings showcase the original plasterwork coving which has been lovingly preserved. The second sitting room is currently used as a family music room and second sitting room. With views over the garden and again with original coving and grand fireplace this room makes a fabulous place to relax as an informal family room.

Back into the hallway and there is handy access to the rear of the property along with further storage for coats and shoes

Along the corridor is the kitchen area, this bright modern space has room for the largest of tables with further seating at the breakfast bar for informal lunch times. The kitchen has room for everything you need and leads to a stunning garden room. With views across the patio and beyond it is a lovely place to gather the family for pre-dinner drinks.

There is a downstairs WC for visiting guests and little ones plus a shower room for muddy paws of all sizes.

You have access from the hallway into the basement which is great for further storage. With a sink and currently housing a washer, freezer and the boiler it's a great space to keep all the clutter out of the stunning kitchen.

Upstairs you have a large landing which leads to three double bedrooms, two with en suites and the family bathroom. To the right are two similar sized large double bedrooms, boasting views to wake up to and stunning sunsets. The third bedroom on the left of the landing is the principal bedroom. with plenty of space there is a large bank of fitted wardrobes, and again far-reaching views. A convenient en suite makes busy mornings a breeze. The family bathroom is a good size and has a large corner bath to soak in at the end of a long day. On the top floor of the property you have a further generous double bedroom, perfect if you have visiting guests or a teenager.

There is a lot to see when visiting Spring Bank Cottage. A large double garage and driveway ensure all of the family's vehicles are taken care of. The garden wraps around the property with large patio areas for BBQs in summer and a generous lawn to play football with the children.

Spring Bank Cottage is situated just two minutes' drive from Stalybridge town centre. A short walk away from Cheetham Park and Gorse Hall, a 35-acre park run by volunteers in the local community. Stalybridge has a bustling town centre with excellent transport links to Manchester and Yorkshire. The local train station is just 10 minutes away with regular trains to Yorkshire and Manchester. 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.

Technical Details

Freehold / Council tax band D

Boiler type – Gas / Boiler Location – Basement

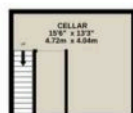
Off road parking and double garage

Close to two primary schools

Cheetham Park and Gorse Hall just a short stroll away



CELLAR
15'6" x 13'3"
4.75m x 4.06m



LOUNGE
14'9" x 17'11"
4.26m x 4.25m



BEDROOM
14'9" x 12'5"
4.26m x 4.25m



SAVES STORAGE
17'11" x 9'9"
4.25m x 2.98m



TOTAL FLOOR AREA : 2412 sq.ft. (224.1 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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