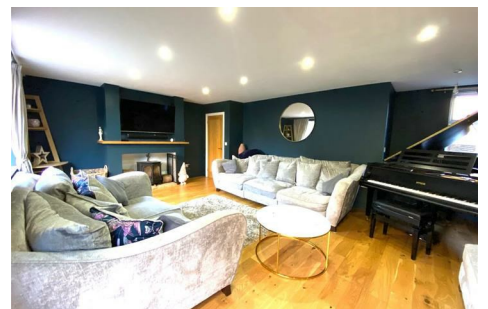


# W.C. DAWSON & SON LIMITED

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292  
Website: [www.wcdawson.com](http://www.wcdawson.com) E.mail: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Mottram Old Road, Stalybridge, SK15 2TG

W C Dawson & Son Limited is pleased to welcome to the market this large, substantial, individual built five-bedroomed detached property. The property is situated in arguably one of the finest roads in Stalybridge.

The property offers an entrance hallway, downstairs WC, study, lounge, sitting room, kitchen/diner, utility room, five double bedrooms and three bathrooms.

The property is ideally suited for a growing family and is in close proximity to all the desired local amenities such as State Junior and Secondary Schools as well as transport links, parks, gyms and local supermarkets.

Viewing is highly recommended to appreciate the size and quality this substantial property has to offer on the ever desired Mottram Old Road.

**Price £824,950**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Mottram Old Road, Stalybridge, SK15 2TG

- Individually Built Five Bedroom Detached
- Substantial property
- Highly sought after area
- Double garage & parking for several vehicles
- Close to junior and secondary schools
- Viewing highly recommended

## GROUND FLOOR

### Entrance Hall

A large and vibrant entrance hallway which comprises of tiled flooring and leads to the following rooms.

### Cloakroom

Provides suitable storage for general household items and coats.

### WC

2'11" x 10'9" (0.9 x 3.3)

Comprises of tiled flooring, uPVC double-glazing along with a low-level hand wash basin and WC.

### Study

12'1" x 9'6" (3.7 x 2.9)

Comprises of tiled flooring, fitted radiator, uPVC double-glazing, dual Velux windows and door leading to the double garage.

### Storage Room

Suitable for housing all household accessories and goods.

### Lounge

20'8" x 18'0" (6.3 x 5.5)

A spacious room with comprises of laminate type flooring, uPVC double-glazing, fitted radiator, active log burner and PVC doors leading out to the rear garden.

### Kitchen

12'1" x 11'5" (3.7 x 3.5)

A stunning, stylish and well presented kitchen which comprises of modern integrated units along with woodwork surfaces, induction hob along with an active oven and fridge with suitable tiled flooring.

### Dining Area

11'9" x 17'8" (3.6 x 5.4)

Suitable for family dining comprises of tiled flooring, fitted designer radiator, uPVC double-glazing and PVC doors leading out to the rear garden.

### Sitting Room

11'5" x 14'1" (3.5 x 4.3)

A warm and inviting room which comprises of laminate type flooring, uPVC double-glazing and fitted radiator.

### Storage Room 2

Houses the Vaillant boiler as well as household items and goods.

### Pantry

Houses household accessories.

### Utility Room

7'6" x 7'6" (2.3 x 2.3)

Comprises of tiled flooring and houses the white goods such as washing machine, dryer and dual freezers.

## FIRST FLOOR

### Galleried Landing

A large and stunning landing which comprises of uPVC double-glazing and leads to the following rooms.

### Master Bedroom

22'3" x 12'5" (6.8 x 3.8)

Double bedroom which comprises of oak fitted doors, fitted carpet, uPVC double-glazing, fitted radiator along with a his and hers walk-in wardrobe.

### En-Suite

5'2" x 9'2" (1.6 x 2.8)

A modern suite which comprises of tiled flooring and walls, chrome fitted radiator, dual floating low-level sink, WC and separate shower cubicle with rain showerhead.

### Bedroom 2

18'4" x 18'8" (5.6 x 5.7)

Double bedroom which comprises of oak fitted doors, fitted carpet, uPVC double-glazing, fitted radiator and integrated storage.

### En-Suite 2

5'10" x 6'6" (1.8 x 2.0)

A modern suite which comprises of tiled flooring and walls, low-level hand wash basin, WC and separate shower cubicle with rain showerhead.

### Bedroom 3

11'5" x 14'1" (3.5 x 4.3)

Double bedroom which comprises of oak fitted doors, fitted carpet, uPVC double-glazing, fitted radiator and integrated wardrobes.

### Bedroom 4

9'10" x 11'5" (3.0 x 3.5)

Double bedroom which comprises of oak fitted doors, fitted carpet, uPVC double-glazing, fitted radiator and integrated wardrobes.

### Bedroom 5

9'10" x 10'9" (3.0 x 3.3)

Double bedroom which comprises of oak fitted doors, fitted carpet, uPVC double-glazing, fitted radiator and integrated wardrobes.

### Family Bathroom

4'11" x 9'2" (1.5 x 2.8)

A lovely family suite which comprises of tiled flooring and walls, uPVC double-glazing, chrome fitted radiator, low-level hand wash basin, WC along with a panelled bath with electric shower overhead.

## EXTERNALLY

To the front elevation the property provides off-road parking for several vehicles.

To the rear elevation the property provides a flagged section top tier garden and a grassed lawn lower section with free running stream from the Pennines along with countryside views.

## TENURE

Freehold - Solicitors to confirm.

## COUNCIL TAX

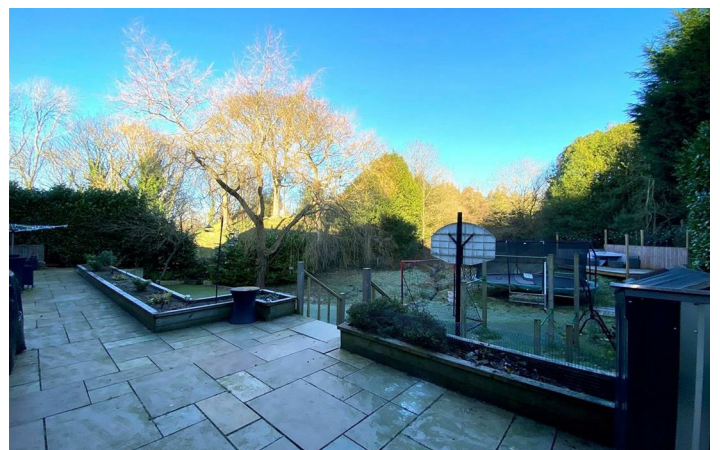
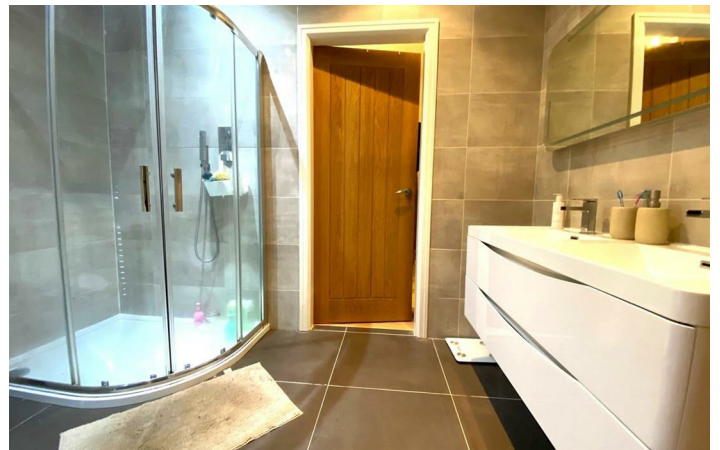
Council Tax Band "E".

## VIEWINGS

Strictly by appointment with the Agents.



## Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

