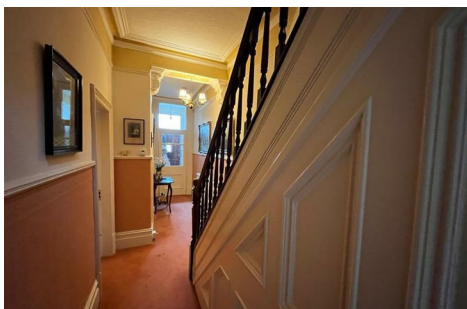


# W.C. DAWSON & SON LIMITED

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Mottram Road, Matley, Stalybridge, SK15 2SX

\* Video Tour \* Occupying a large plot with ample off-road parking, this substantial box bay fronted end-terraced property is packed with inherent charm and character. Ideally suited to a growing family, the accommodation is both spacious and well planned with the living space boasting three reception rooms, separate kitchen and conservatory. Only an internal inspection will fully reveal the size and character on offer and we would recommend interested parties view at their earliest opportunity.

**Price £375,000**



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



# Mottram Road, Matley, Stalybridge, SK15 2SX

- Three-Bedroom Box Bay Fronted End-Terrace With Substantial Garden Plot
- Useful Cellar With Further Potential
- Well Stocked Mature Garden
- Internal Inspection Essential
- Much Retained Character And Charm In Well Regarded Residential Location
- Converted Attic Space Accessed From Main Bedroom
- Numerous Nearby Countryside Walks
- Three Reception Rooms, Kitchen, Conservatory And Ground Floor/First Floor Shower Rooms
- Ample Off-Road Parking Plus Detached Garage
- Potential To Further Extend (STP)

## The Accommodation Briefly Comprises:

Entrance vestibule, entrance hallway with access to cellar currently utilised as a gymnasium, box bay fronted dining room, lounge, breakfast room with workstation area, separate modern kitchen with integrated appliances. uPVC double-glazed conservatory, ground-floor shower room/WC.

To the first floor there is a substantial landing, three well-proportioned bedrooms, shower room/WC with modern white suite, accessed from the main bedroom via fixed paddle type steps is a useful converted loft space area.

Externally, there is a well stocked forecourt garden, a driveway providing off-road parking for several vehicles to the gable elevation of the property where there is also a detached concrete sectional single garage. The side garden is laid mainly to lawn with mature border plants and shrubs and there is a block-paved patio, larger than average garden storage shed. To the rear there is a flagged and tarmacadam private courtyard area with mature border plants and shrubs.

The property is situated in the ever popular Matley area of Stalybridge which is close to the open countryside but still within easy reach of excellent commuter links and all local amenities.

For the security conscious, an alarm system is installed.

## The Accommodation In Detail Comprises:

### GROUND FLOOR

#### Entrance Vestibule

#### Entrance Hallway

Central heating radiator, access to cellar.

#### Cellar

15'10 x 12'9 (4.83m x 3.89m)

Accessed from entrance hallway. The cellar corridor has three uPVC double-glazed windows and a central heating radiator.

Feature fireplace and central heating radiator. This is currently used as a gymnasium but could be used for other purposes.

#### Dining Room

13'10 x 12'8 (4.22m x 3.86m )

plus double-glazed box bay window which is 7'4 x 2'6  
Feature fireplace with tiled hearth.

#### Living Room

14'5 x 11'1 (4.39m x 3.38m)

Feature fireplace with tiled hearth, living flame coal effect gas fire, central heating radiator.

#### Breakfast Room

16'9 x 8'10 (5.11m x 2.69m)

Feature fireplace with a solid fuel burning stove, two uPVC double-glazed windows, central heating radiator, workstation area with built-in overhead storage cupboard.

#### Kitchen

10'1 x 8'11 (3.07m x 2.72m)

Single drainer stainless steel sink unit, a range of modern wall and floor mounted units, built-in stainless steel oven, four-ring gas hob with filter over, plumbing for automatic washing machine, integrated dishwasher, part tiled, uPVC double-glazed window, recess spotlights.

#### Conservatory

11'9 x 11'2 (3.58m x 3.40m)

uPVC double-glazed, two central heating radiators.

#### Shower Room/WC

White suite having shower cubicle, low-level WC, wash hand basin, fully tiled, recess spotlights, uPVC double-glazed window, wall-mounted electric heater.

### FIRST FLOOR

#### Substantial Landing

uPVC double-glazed window.

#### Bedroom 1

17'3 x 14'0 (5.26m x 4.27m)

Feature fireplace, two double-glazed windows, wash hand basin, fixed paddle step access to useful attic space.

#### Attic Space

17'2 x 10'0 (5.23m x 3.05m )

Part restricted headroom, two eave storage cupboards, uPVC double-glazed window.

#### Bedroom 2

14'11 x 11'4 (4.55m x 3.45m)

Central heating radiator.

#### Bedroom 3

10'0 x 9'1 (3.05m x 2.77m)

Built-in chimney breast alcove storage cupboard, central heating radiator.

#### Shower Room/WC

6'4 x 5'11 (1.93m x 1.80m)

Modern white suite having shower cubicle, wash hand basin with vanity storage unit below, low-level WC, part tiled, part PVC boarded, central heating radiator.

### EXTERNALLY

Well stocked mature forecourt garden, driveway providing off-road vehicular parking, detached concrete sectional garage, good size garden plot with further potential to extend the property (subject to planning). The garden is laid to lawn with mature border plants and shrubs. There is a block-paved patio and good size garden storage shed.

There is an extremely private courtyard garden to the rear with mature border plants and shrubs.

### TENURE

Tenure of the property is Freehold - Solicitors to confirm.

### COUNCIL TAX

Council Tax Band "D".

### 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.

