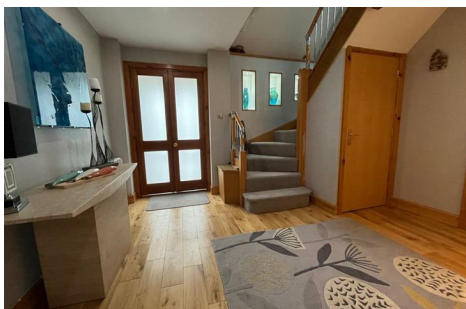


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Hough Hill Road, Stalybridge, SK15 2HB

This stunning Detached Executive Property comes onto the market in show house condition having been comprehensively extended and remodelled by the current owners. No expense has been spared and there are numerous quality features necessitating an internal inspection to be fully appreciated.

Occupying one of the largest plots in the area and abutting Cheethams Park, the property enjoys stunning views yet is within easy reach of Stalybridge town centre which provides excellent commuter links to Manchester City Centre.

Offers Over £425,000



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



Hough Hill Road, Stalybridge, SK15 2HB

- Detached Executive Property With Stunning Internal Finish High Quality Home
- Extended And Remodelled Accommodation
- Abutting Cheethams Park And Adjacent Farm Land
- No Forward Vendor Chain
- Three Double Bedrooms All With Fitted Wardrobes, Luxury Family Bathroom And Contemporary En-Suite
- Double Driveway, Two Garages And Substantial Garden Plot
- Good Commuter Links
- uPVC Double-Glazed Sun Room
- Stunning Views With Southern Aspect To The Rear Garden
- Internal Inspection Simply Essential

The Accommodation Briefly Comprises:

Entrance porch, spacious entrance hallway with feature recessed alcove display positions. living room, uPVC double-glazed sun room, modern breakfast kitchen with several integrated appliances, bedroom 1 with contemporary en-suite.

To the first floor there are two further well-proportioned bedrooms each with fitted wardrobes and family bathroom/WC with modern white suite.

Externally the property occupies a substantial garden plot, PVC decked balcony around the sun room providing stunning views. To the rear there is a sun terrace, lawned sections and further mature gardens.

To the front of the property there is a double-width driveway leading to two single garages electronically operated, remote controlled roller shutter doors.

The property is immediately adjacent to Cheethams Park whilst Stalybridge town centre is within easy reach and provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. Several junior and high schools are also within easy reach.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Porch

uPVC double-glazed French doors and side lights, tiled floor.

Spacious Reception Hallway

Solid oak wooden flooring, illuminated recessed alcove display spaces, understairs storage cupboard, recess spotlights, two central heating radiators.

Living Room

15'8 reducing to 12'10 x 20'9 reducing to 12'2 (4.78m reducing to 3.91m x 6.32m reducing to 3.71m)

Solid oak wood flooring, recess spotlights, two uPVC double-glazed windows, three central heating radiators.

Sun Room

16'1 x 9'10 (4.90m x 3.00m)

Solid oak wood flooring, uPVC double-glazed window, uPVC double-glazed French doors onto the rear garden, recess spotlights, central heating radiator.

Breakfast Kitchen

17'7 x 9'7 reducing to 8'2 (5.36m x 2.92m reducing to 2.49m)

One and a half bowl single drainer sink unit with boiling water tap and waste disposal unit, comprehensive range of wall and floor mounted units with corian work surfaces, four-ring induction hob with chimney hood over, built-in oven, integrated combined oven and microwave, integrated dishwasher, integrated fridge, integrated freezer, plumbing for automatic washing machine, plumbing for dryer, breakfast bar, illuminated sky panels, linear LEDs, uPVC double-glazed window, PVC panelled external door.

Bedroom 1

14'3 x 11'2 reducing to 8'3 (4.34m x 3.40m reducing to 2.51m)

Fitted wardrobes and drawer unit, central heating radiator, uPVC double-glazed window.

En-Suite

Contemporary suite having shower cubicle with LED lit screen, contemporary wash hand basin, low-level WC, fully tiled, tiled floor, illuminated panel unit with adjacent built-in recess storage cupboards, recess spotlights, heated chrome towel rail/radiator.

FIRST FLOOR

Landing

Double-glazed Velux window, loft access, built-in storage cupboard, recess spotlights, central heating radiator.

Bedroom 2

18'3 x 14'1 part restricted headroom (5.56m x 4.29m part restricted headroom)

uPVC double-glazed window, two double-glazed Velux windows, built-in wardrobes and bedroom furniture, recess spotlights, central heating radiator, eaves access.

Bedroom 3

14'7 x 11'3 (4.45m x 3.43m)

Fitted wardrobes, two double-glazed windows, central heating radiator, eaves access.

Family Bathroom/WC

Contemporary white suite having wood panel jacuzzi style bath, separate shower cubicle, contemporary wash hand basin with vanity storage unit below, low-level WC, fully tiled, double-glazed Velux window, recess spotlights, heated chrome towel rail/radiator.

EXTERNALLY

There is a double-width driveway providing ample off-road parking. The driveway leads to two single garages with electric remote controlled roller shutter doors and each having power and lighting, 7KW home EV charger on garage wall. Rebuilt front steps with porcelain tile finish. Around the sun room there is PVC decked and railed balcony with long range views. There are aluminium seamless gutters and rainwater pipes to the property.

To the rear of the property there is a substantial garden plot. Adjacent to the property there is a sun terrace including leisure grass surface. To the sun terrace there is an external PVC clad bar with power and lighting. There is a lawned garden section with mature border plants and shrubs with further mature garden area. The rear garden has Japanese style garden furniture and external lighting.

TENURE

Tenure of the property is Freehold - Solicitors to confirm.

COUNCIL TAX

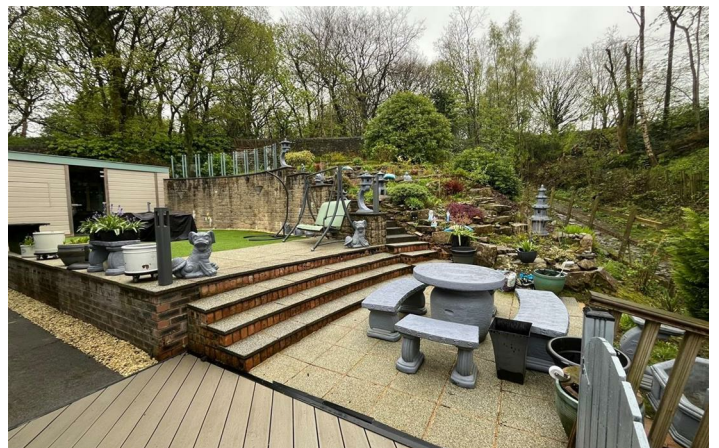
Council Tax Band "D".

VIEWINGS

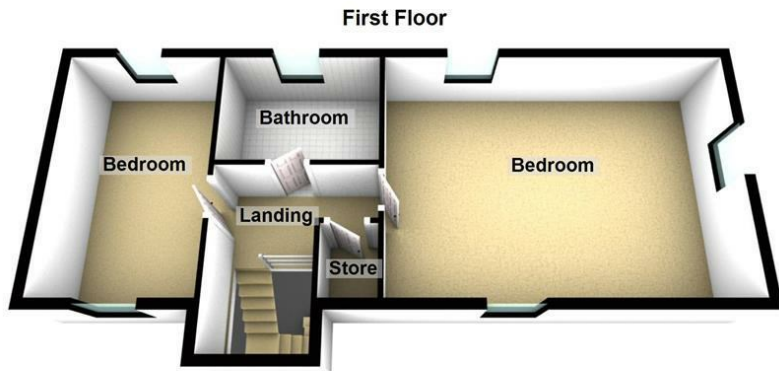
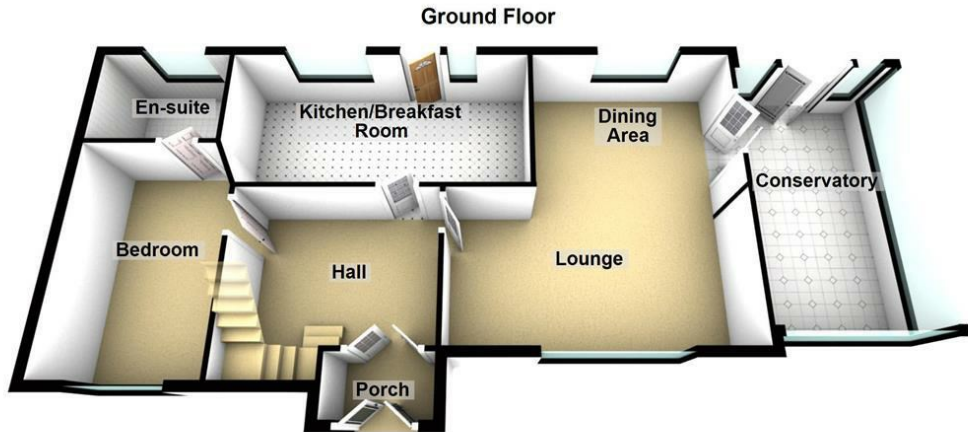
Strictly by appointment with the Agents.



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(91-91) B	
(69-80) C		(89-89) C	
(55-68) D		(75-88) D	
(39-54) E		(59-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	81		
	57		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC