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Hunters Court, Stalybridge, SK15 2UH

Dawsons are delighted to welcome onto the market, this beautifully presented executive detached family home. The ground floor offers a larger than average vibrant entrance hall, WC/cloak room, spacious family lounge and stunning kitchen diner. The first floor comprises of three spacious double bedrooms and modern family bathroom suite. The second floor offers a large king size master bedroom with fitted en-suite. Externally, the property provides off-road vehicular parking to the front for approximately three cars and to the rear a beautifully kept enclosed garden with flagged patio and seating area and artificial lawn. ***NO VENDOR CHAIN***.

Situated in arguably one of the most sought-after locations in Stalybridge, just off the ever popular Mottram Old Road, the property provides countryside views and walks as well as being within walkable distance from the ever popular Stalyhill infant and junior schools. Stalybridge town centre is less than two miles distant via the A6018, within the centre there are a range of local amenities including excellent transport commuter links to Manchester City Centre, local supermarkets, shops, public houses/restaurants and much more. The property is also well positioned for easy access to the M67 and M60 Outer Manchester Ring Road.

This beautifully presented family home truly does deliver the ***WOW*** factor. Viewing is ***HIGHLY*** recommended to fully appreciate what this property has to offer.

Offers Over £530,000

Hunters Court, Stalybridge, SK15 2UH

- Executive Detached Family Home
- Underfloor Heating
- Countryside Views and Walks
- No Chain
- Close to Local Amenities
- 5% Non Refundable Deposit Required
- Four Good Sized Bedrooms
- uPVC Double Glazing

GROUND FLOOR

Entrance Hall

An inviting vibrant entrance hall comprising of underfloor heating, tiled flooring, uPVC double-glazing, fitted alarm, multiple power points, integrated storage, thermostat and Oak fitted door.

Cloak Room/WC

2'3" x 4'7" (0.7 x 1.4)

A modern WC suite/cloak room comprising of tiled flooring, low-level WC, designer vanity unit, part-tiled wall, thermostat, ceiling spotlights and extractor.

Lounge

11'5" x 12'5" (3.5 x 3.8)

Comprises of fitted carpet, uPVC double-glazing, multiple power points, thermostat and Oak fitted door.

Kitchen/Diner

19'0" x 19'0" (5.8 x 5.8)

A beautifully presented modern kitchen comprising of underfloor heating, tiled flooring, designer integrated wall and base units, integrated appliances, stainless steel sink, oven, induction hob with a magnificently presented island with integrated appliances, ceiling spotlights, uPVC double-glazing, Velux windows, multiple power points, Oak fitted door and PVC French doors leading out to the enclosed landscape rear garden.

FIRST FLOOR

Landing

A large spacious landing comprising of fitted carpet, designer radiator, ceiling spotlights, smoke alarm, uPVC double-glazing, multiple power points, thermostat, Oak fitted staircase with inner glass balustrade.

Bedroom 1 (Double)

8'10" x 10'2" (2.7 x 3.1)

Comprises of fitted carpet, uPVC double-glazing, designer radiator, multiple power points and Oak fitted door.

Bedroom 2 (Double)

13'5" x 9'2" (4.1 x 2.8)

Comprises of fitted carpet, uPVC double-glazing, designer radiator, multiple power points and Oak fitted door.

Bedroom 3 (Double)

10'2" x 11'9" (3.1 x 3.6)

Comprises of fitted carpet, uPVC double-glazing, designer radiator, multiple power points and Oak fitted door.

Bathroom/WC

A stunning modern four piece family bathroom comprising of double ended bath, enclosed shower, vanity wash hand basin and low level WC, ceiling spotlights, uPVC double glazing.

SECOND FLOOR

Master Bedroom

15'5" x 19'0" (4.7 x 5.8)

A king size master bedroom comprising of fitted carpets, designer radiator, multiple power points, ceiling spotlights, double glazed Velux windows, Oak fitted door and access to the eaves.

En-Suite

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

A stylishly presented modern en-suite comprising of tiled walls and wall floor, panelled bath, low level WC, vanity wash hand basin ceiling spotlights, double glazed Velux window, designer radiator.

EXTERNAL

To the front there is driveway with parking for three vehicles.

To the rear there is a enclosed garden with paved patio seating area and artificial lawned garden.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

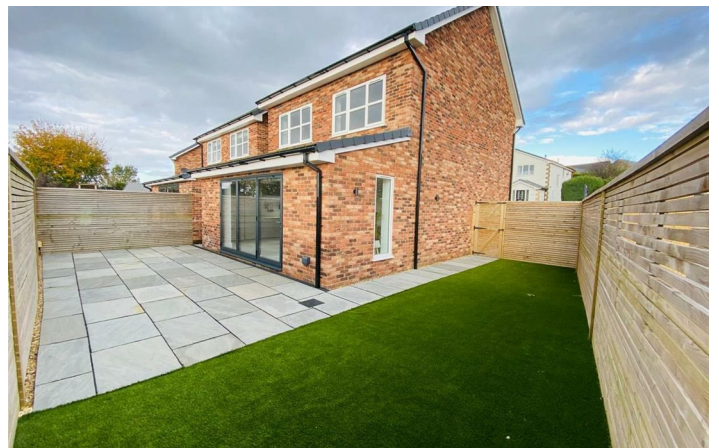
Council Tax Band "F".

VIEWINGS

Strictly by appointment with the Agents.

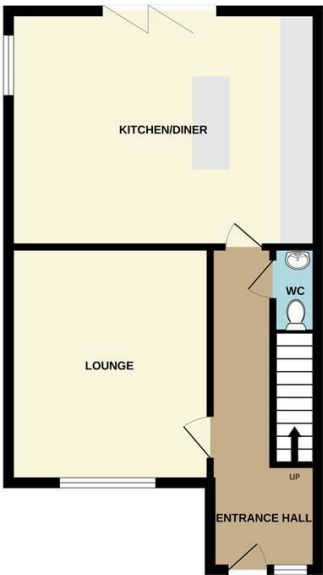


Directions



Floor Plan

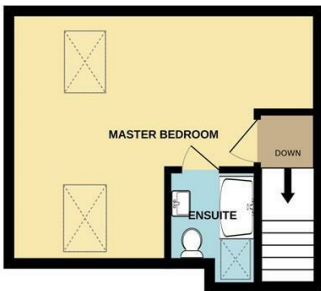
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		94	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(89-90) C		
(55-68) D			(75-88) D		
(39-54) E			(59-54) E		
(21-38) F			(31-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC