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## Holly Close, Stalybridge, SK15 2AN

Dawsons are delighted to welcome onto the market this well positioned, modern detached property which briefly comprises: Entrance Hall, downstairs Cloaks/WC, Lounge, Dining Kitchen, Five Bedrooms, Two Bathrooms, Utility Room, landscaped rear garden, Integral Garage and off road vehicular parking. \*\*\*Viewing is essential to fully appreciate the true quality and size this property has to offer\*\*\*

The property has been well beautifully maintained by the current owners and is "MOVE IN" ready. Situated in a sought after location, just off Mottram Road, the property is within walking distance of amenities such as Priory Tennis Club, Gym etc and Cheetham Hill Park, Stalyhill Junior School and Infant school are also within proximity. With Stalybridge Town Centre being less than one mile distant with its range of amenities including excellent commuter and transport links via its bus and rail station, supermarkets, public houses and restaurants.

**Offers Over £450,000**

# Holly Close, Stalybridge, SK15 2AN

- Traditionally Built Detached Property
  - Utility Room
  - Excellent Commuter Links to Manchester City Centre and its Satellite Towns
- 5 Bedrooms and 2 Bathrooms
  - Landscaped Gardens
  - Viewing Essential to Fully Appreciate the Extent of Accommodation on Offer
- Lounge & Kitchen Diner
  - Integral Garage and Off Road Vehicular Parking

**The Accommodation Comprises:**

**Entrance Hallway**

5'10" x 4'3" (1.8 x 1.3)  
A large, bright and inviting entrance hallway comprising of laminate flooring and leads to the following.

**Downstairs Cloaks/WC**

2'3" x 4'11" (0.7 x 1.5)  
Comprises of vinyl type flooring, low level WC, pedestal hand wash basin, central heating radiator, extractor fan and ceiling spotlight.

**Lounge**

10'5" x 16'4" (3.2 x 5)  
A lovely spacious family lounge comprising of fitted carpet, uPVC double glazing and central heating radiator.

**Family Kitchen/Diner**

9'6" x 21'11" (2.9 x 6.7)  
A stunning modern fitted kitchen which comprises of integrated gloss wall and base units, contrasting work surfaces, stainless steel half round sink, uPVC double glazing, extractor fan, gas hob, dual oven, multiple power points, vinyl flooring and ceiling spotlights.

**Utility Room/Boot Room**

4'11" x 9'6" (1.5 x 2.9)  
Comprises of fitted gloss base units with contrasting work surfaces, integrated appliances, vinyl flooring, central heating radiator and extractor fan. The utility room also houses Vailiant combination condensing boiler and consumer unit.

**First Floor:**

**Spacious Landing Area**

Comprises of fitted carpet, contemporary glass balustrade and storage/airing cupboard. Access to loft hatch is via the landing.

**Double Bedroom (2)**

9'6" x 10'9" plus wardrobe space (2.9 x 3.3 plus wardrobe space)  
Comprises of fitted carpet, uPVC double glazing, central heating radiator and fitted wardrobe.

**Family Bathroom**

5'10" x 7'6" (1.8 x 2.3)  
A beautiful white suite comprising of panel bath with shower over, low level WC, pedestal wash hand basin, vinyl style floor covering, part tiled wall finish, ceiling spotlights, uPVC double glazing, extractor fan and chrome fitted radiator.

**Double Bedroom (4) (Currently Used as an Office)**

9'6" x 8'6" (2.9 x 2.6)  
Comprises of fitted carpet, uPVC double glazing and central heating radiator.

**Bedroom (5)**

6'10" x 8'10" (2.1 x 2.7)  
Comprises of fitted carpet, uPVC double glazing and central heating radiator.

**Double Bedroom (3)**

9'6" x 8'10" plus wardrobe space (2.9 x 2.7 plus wardrobe space)  
Comprises of fitted carpet, uPVC double glazing, central heating radiator and fitted wardrobe.

**Master Bedroom**

9'2" x 13'5" plus wardrobe space (2.8 x 4.1 plus wardrobe space)  
A large "King Sized" room comprising of fitted carpet, uPVC double glazing, central heating radiator and fitted wardrobe space.

**En-suite**

6'2" x 4'7" (1.9 x 1.4)  
A modern tiled room comprising of shower cubicle with rain shower head over, "designer" vanity unit, low level WC, chrome fitted radiator, ceiling spotlights and uPVC double glazing.

**Integral Garage**

A multi purpose room currently used for storage of household items, there is also power and lighting fitted.

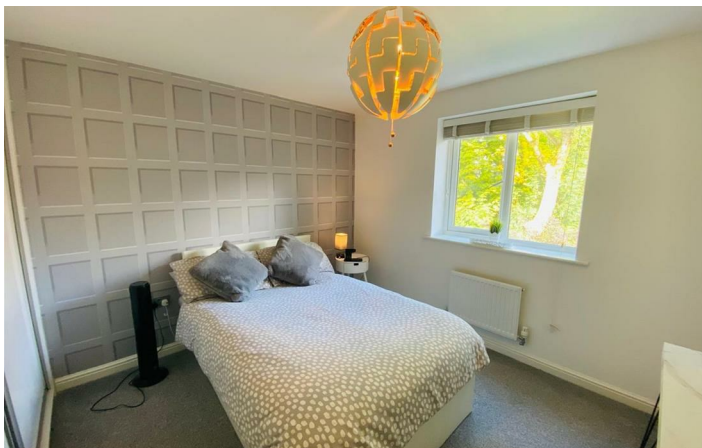
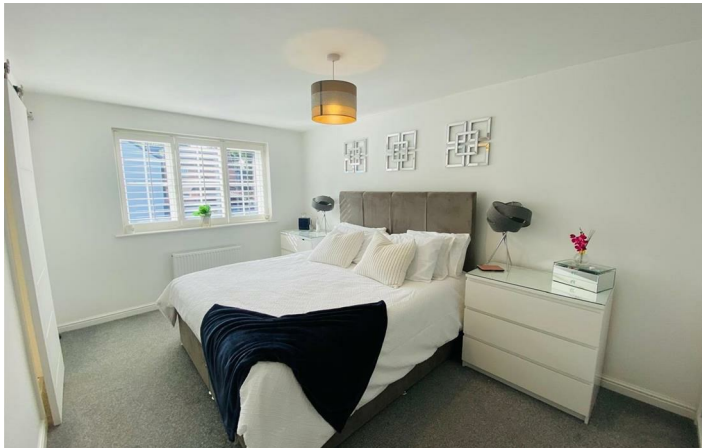
**Externally:**

To the rear there is an well kept enclosed landscaped garden with paved patio area and artificial grassed areas along with border plants and shrubs.  
  
Off road vehicular parking to the front elevation with additional parking to the right side of the property.

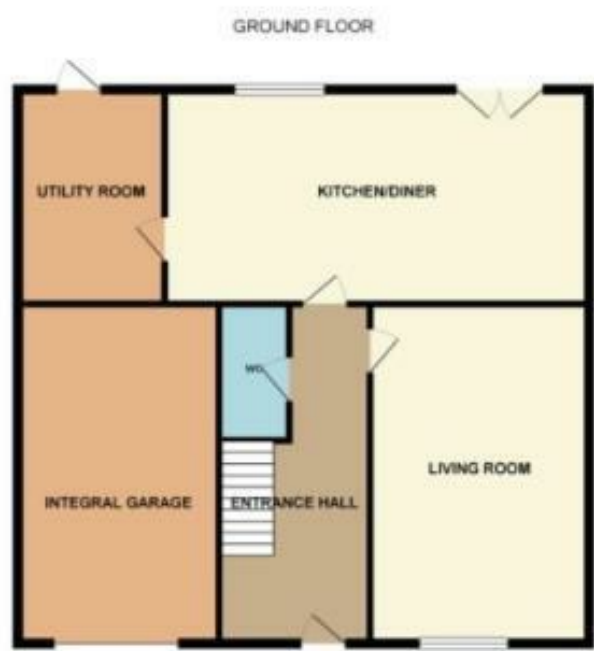


**Directions**





Floor Plan



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