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Woodlands Road, Stalybridge, SK15 2SQ

This well-proportioned extended four-bedroom detached property comes onto the market in excellent decorative order throughout and enjoys a good size garden plot with ample off-road parking, a detached garage and a good size rear garden which is laid mainly to lawn and enjoys a southerly aspect.

The property is, in our opinion, ideally suited to a growing family offering larger than average accommodation with four good size bedrooms with the potential to split the main bedroom into two.

The property is located in a well-regarded residential location and interested parties should view the property internally at their earliest convenience.

Price £415,000



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



Woodlands Road, Stalybridge, SK15 2SQ

- Four-Bedroom Detached Family House
- Stylishly Re-fitted Kitchen With Integrated Appliances
- Delightful Rear Garden With Southernly Aspect
- Two Reception Rooms Plus Breakfast Kitchen
- Modern Fitted En-Suite
- Well Placed For Every Popular Stalyhill Schools
- Potential To Create A Fifth Bedroom
- Large Driveway With Ample Off-Road Parking
- Internal Inspection Highly Recommended

The Accommodation Briefly Comprises:

Entrance vestibule, entrance hallway, cloaks/WC, dining room with French doors onto the rear garden, good size lounge with feature fireplace, stylishly re-fitted breakfast kitchen with integrated appliances. To the first floor there are four well-proportioned bedrooms (Master having re-fitted en-suite shower room), family bathroom/WC. Bedroom 2 could easily be split into two creating five bedrooms.

Externally, there is a large block-paved driveway providing off-road parking for several vehicles, there is an attached brick-built garage, the good size rear garden is laid mainly to lawn with flagged patio areas and the property is not overlooked to the rear and enjoys a Southernly aspect.

The property is situated in a highly regarded residential location with good access to all local amenities. Stalybridge town centre is readily accessible and provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. Local junior and high schools are also within reasonable travelling distance. There are several delightful countryside walks also close to hand.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Vestibule

Composite style security door with uPVC double-glazed side light.

Entrance Hallway

Composite style security door, laminate flooring, central heating radiator.

Cloaks/WC

Modern white suite having low-level WC, wash hand basin with vanity storage unit below, fully tiled, tiled floor, recess spotlights, heated chrome towel rail/radiator, uPVC double-glazed window.

Dining Room

Laminate flooring, uPVC double-glazed French doors onto the rear garden, central heating radiator.

Lounge

18'4 x 11'11 (5.59m x 3.63m)
Feature fireplace with electric fire, uPVC double-glazed bow window plus further uPVC double-glazed window, central heating radiator.

Breakfast Kitchen

13'5 x 8'9 (4.09m x 2.67m)
One and a half bowl single drainer stainless-steel sink unit, a range of modern wall and floor mounted units, built-in oven, four-ring ceramic hob with chimney hood over, integrated fridge and freezer, plumbing for dishwasher, plumbing for automatic washing machine, laminate flooring, recess spotlights, built-in understairs storage cupboards, uPVC double-glazed window.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

13'2 x 12'2 (4.01m x 3.71m)
uPVC double-glazed window, central heating radiator.

En-Suite

Contemporary white suite having shower cubicle, low-level WC, pedestal wash hand basin, part-tiled, tiled floor, uPVC double-glazed window, recess spotlights, heated chrome towel rail/radiator.

Bedroom 2

16'2 x 12'11 (4.93m x 3.94m)
Fitted wardrobes, two uPVC double-glazed windows, two central heating radiators (this room could easily be split two provide a fifth bedroom).

Bedroom 3

10'0 x 9'6 (3.05m x 2.90m)
Laminate flooring, uPVC double-glazed window, central heating radiator.

Bedroom 4

9'11 x 8'8 (3.02m x 2.64m)
Laminate flooring, uPVC double-glazed window, central heating radiator.

Bathroom/WC

White suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, fully tiled, tiled floor, uPVC double-glazed window, heated chrome towel rail/radiator.

EXTERNAL

There is a well stocked front garden with good size block-paved driveway which provides off-road parking for several vehicles. These leads to an attached brick-built garage which is 16'3 x 8'0 with power and lighting.

The rear garden is laid mainly to lawn with a wide variety of mature border plants and shrubs. There is also a flagged patio area.

TENURE

Tenure is Leasehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "E".

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan

GROUND FLOOR



1ST 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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