

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Mottram Old Road, Stalybridge, SK15 2TE

Occupying a prime position within one of the areas most well regarded locations this three bedroom dormer style bungalow offers tremendous potential and has previous separate Planning Consents for a double height extension and also for demolition of the existing dwelling to be replaced with a four bedroom detached executive property. (Boiler was replaced in September 2022)

The property currently provides well proportioned accommodation that has been well maintained and could be utilised in its current layout as a true bungalow with guest accommodation to the first floor.

The property is well placed for all local amenities and is within easy reach of Stalybridge Town Centre and its range of shopping and recreational amenities as well as it s excellent commuter links via the bus and train stations. Also in close proximity are numerous countryside walks and good access to several local junior and high schools including the ever popular Stalyhill schools.

Offers Over £530,000

Mottram Old Road, Stalybridge, SK15 2TE

- Well Proportioned 3 Bedroom Dormer Style Bungalow
 - Stunning Long Range Views to the Rear
 - Ground Floor Master Bedroom and Bathroom
 - 2 Bedrooms Plus Bathroom to First Floor
- Prime Residential Location
 - Delightful Garden Plot
 - Ample Off Road Parking Plus Detached Garage
- Previous Planning Consent to Extend or Re-build
 - 2 Reception Rooms plus Extended Breakfast Kitchen
 - Well Maintained Accommodation Throughout

Contd.....

The Accommodation briefly comprises: Entrance Porch, Entrance Hallway, good sized Living Room, Dining Room, extended Breakfast Kitchen with central island, Master Bedroom, Bathroom/WC with white suite

To the first floor there are two Bedrooms plus Bathroom/WC

Externally the property is set within superb garden plot laid mainly to lawn with border plants and shrubs. Driveway providing off road parking for several vehicles and a detached single Garage.

Please Note:

The property has had previous Planning Consents for a two storey side extension (04/00805/FUL) for the demolition of the existing dwelling and the construction of a replacement four bedroom executive detached house (18/00422/FUL).

The Accommodation in Detail:

Entrance Porch
Built-in cloaks cupboard

Entrance Hallway
Central heating radiator

Living Room
21'9 x 12'10 (6.63m x 3.91m)
Feature fireplace having electric fire, three

uPVC double glazed windows, two central heating radiators

Dining Room
11'11 x 11'2 (3.63m x 3.40m)
uPVC double glazed window, central heating radiator

Breakfast Kitchen
12'4 x 9'7 (kitchen area) (3.76m x 2.92m (kitchen area))
(plus door recess). Having twin bowl single drainer stainless steel sink unit, range of wall and floor mounted units, central island, Range style cooker (replaced in January 2022) integrated fridge freezer, plumbed for automatic washing machine and dryer, uPVC double glazed window, part tiled. The kitchen area is open to the Breakfast/Morning Room

Breakfast/Morning Room
12'9 x 8'6 (3.89m x 2.59m)
Having uPVC double glazed French doors, window and further external door, central heating radiator

Bedroom (1)
14'6 x 11'5 (4.42m x 3.48m)
Feature porthole window, further uPVC double glazed window, central heating radiator

First Floor:
Landing
Built-in storage cupboard

Bedroom (2)
13'5 x 12'11 maximum (4.09m x 3.94m maximum)
(part restricted headroom). Two uPVC double glazed windows, central heating radiator

Bedroom (3)
10'9 x 6'6 maximum (3.28m x 1.98m maximum) (part restricted headroom). uPVC double glazed window, central heating radiator, loft access

Bathroom/WC
(part restricted headroom). Panel bath with shower over, pedestal was hand basin, low level WC, part tiled, uPVC double glazed window, central heating radiator

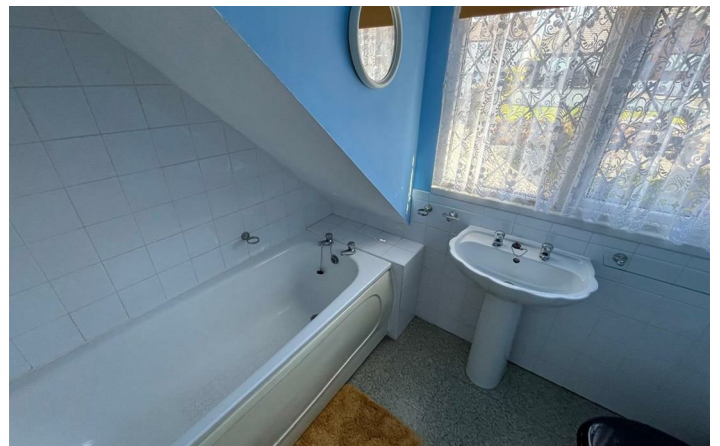
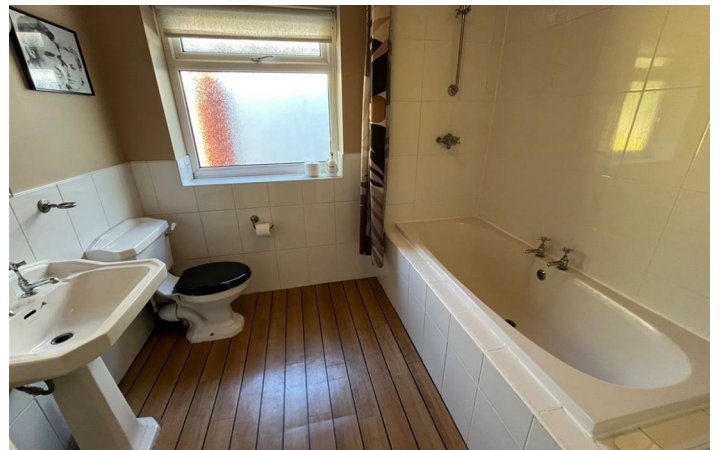
Externally:
The front garden is laid mainly to lawn with mature border plants and shrubs.

The driveway provides off road parking for several vehicles and there is a Detached Single Garage.

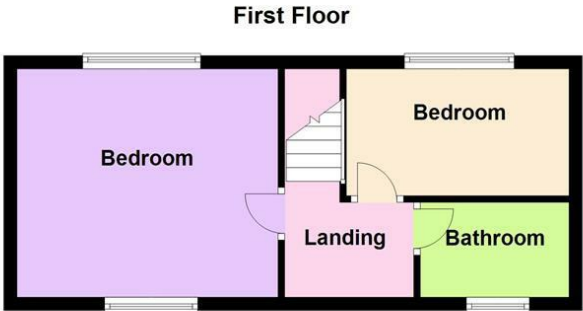
The left-hand side and rear gardens are laid mainly to lawn with mature border plants and shrubs. Whilst the right-hand side has a block paved terraced area with raised flower beds. A sun terrace runs across the rear of the property affording stunning long range views.



Directions



Floor Plan



Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

