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## Stalybridge Road, Mottram, SK14 6NE

With a carefully crafted blend of character features and contemporary fittings this superbly presented, three storey, extended Weavers Cottage has excellent living accommodation plus three well proportioned bedrooms over the upper two floors. With its inherent charm allied with its larger than average accommodation an internal inspection of this delightful cottage is highly recommended.

The property is positioned within Mottram Village with good access to all neighbouring towns and excellent commuter links. Whilst being well connected the property is also within easy reach of numerous countryside walks.

**Price £300,000**

# Stalybridge Road, Mottram, SK14 6NE

- Extended, Three Storey, Traditional Weavers Cottage
- 3 Well Proportioned Bedrooms (over upper two floors)
- Well Regarded Residential Location
- Useful Second Floor Work Station/Landing
- Stunning Kitchen and Contemporary Bathroom Suite
- First Class Condition Throughout
- Excellent Commuter Links
- Large Living Room with Feature Fireplace
- Good Sized Shared Lawned Gardens to the Rear
- Ease of Access to Open Countryside

## Contd.....

The Accommodation briefly comprises:

Entrance Porch, good sized Living Room with Dining Area having feature fireplace with wood burning stove, separate contemporary Kitchen with granite work surfaces and central island

To the first floor there is a double Bedroom plus four piece contemporary white Bathroom Suite

To the upper floor there is a good sized Landing area which could be utilised as a Work Station/Home Office and there are two further well proportioned Bedrooms

A fully converted Loft Area with pull down ladder provides further useful Accommodation.

Externally the property sits behind a deep pavement with a cobbled forecourt area, whilst to the rear there is a substantial shared garden area with mature border plants and shrubs and a delightful seating area directly behind the subject property.

## The Accommodation in Detail:

### Entrance Porch

uPVC double glazed window

### Living Room

22'0 x 15'1 (6.71m x 4.60m)

Feature inset fireplace with a wood burning stove, feature slate flooring, uPVC double glazed window, central heating radiator, understairs storage cupboard

### Kitchen

14'0 x 8'10 (4.27m x 2.69m)

(irregular shaped room maximum measurements). One and a half bowl single drainer sink unit with range of contemporary wall and floor mounted units and central island, built-in stainless steel oven and microwave, plumbed for automatic washing machine, Neff induction hob, solid wooden flooring, double glazed Velux window, uPVC double glazed window and rear door, contemporary central heating radiator

### First Floor:

#### Semi Gallery Landing

Karndean flooring, uPVC double glazed window,

#### Bedroom (1)

15'2 x 10'4 maximum (4.62m x 3.15m maximum)

Karndean flooring, uPVC double glazed window, central heating radiator

#### Family Bathroom/WC

Contemporary white suite having panel bath, separate shower cubicle, low level WC,

contemporary wash hand basin, heated chrome towel rail/radiator, recessed spotlights, uPVC double glazed window

### First Floor:

#### Spacious Landing

(potential to be used as a Home Office/Work Station) Karndean flooring, uPVC double glazed window, central heating radiator, loft access with pull down ladder to a fully boarded, useful, roof space area

#### Bedroom (2)

15'1 x 10'5 maximum (4.60m x 3.18m maximum)

Karndean flooring, uPVC double glazed window, central heating radiator

#### Bedroom (3)

8'0 x 7'11 (2.44m x 2.41m)

Karndean flooring, Bulkhead storage wardrobe, uPVC double glazed window, central heating radiator

### Externally:

Cobble forecourt area. To the rear there is a large shared garden area which is laid mainly to lawn with border plants and shrubs and directly opposite the property's rear door there is a delightful decked seating area.



## Directions





Floor Plan



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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