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Mottram Old Road, Stalybridge, SK15 2SZ

Situated in one of the areas most prestigious locations this superbly presented and extensively re-modelled Executive Detached Property enjoys south facing garden and stunning long range views to the rear with extensive open plan living accommodation and high quality fittings throughout including a Tesla electric charging point. There are 4 well proportioned bedrooms to match the scale of the living accommodation and only an internal inspection will reveal the quality of the accommodation on offer and the chance to enjoy the panoramic views, particularly from the master bedroom balcony.

With close access to open countryside there are numerous delightful walks, also close to hand are the ever popular Stalyhill Infant and Junior Schools. Stalybridge Town Centre provides excellent commuter links to Manchester City Centre via its bus and train links. There are also good motorway links providing road access throughout the North West.

Asking Price £730,000



CHARTERED SURVEYORS, ESTATE AGENTS & PROPERTY MANAGEMENT SPECIALISTS



Mottram Old Road, Stalybridge, SK15 2SZ

- Ample Off Road Parking with 2 Electronically Operated Gates

Entrance Hallway, stunning open plan Living Space with bifolding doors onto the rear garden, contemporary Breakfast

Kitchen with central island, Sitting Room (currently being used

To the first floor the stunning Master Bedroom has French

doors onto a balcony which enjoys panoramic long-range

of the three with built-in wardrobes). Family Bathroom/WC

with two electronically operated gates. The rear garden is a

particular feature of the property having substantial sun

has a pleasant covered seating area adjacent to which is a

pizza oven, whilst the remainder of the garden is laid to lawn.

Other amenities in close proximity include Cheethams Park,

Priory Tennis Club and Gymetc. The whole of the ground floor

with the exception of the Cloaks/WC is warmed through via an

upper floor. uPVC double glazing is to be found throughout.

Double glazed composite style security door with double

glazed side light, understairs storage cupboard, Karndean

38'3 reducing to 22'9 x 22'9 reducing to 8'8 (11.66m reducing

Karndean flooring, recessed spotlights, four uPVC double

glazed windows, two uPVC double glazed Velux type

The Accommodation in Detail:

Open Plan Living/Dining Room

to 6.93m x 6.93m reducing to 2.64m)

windows, double glazed bi-folding doors

Entrance Hallway

flooring, recessed spotlights,

views, contemporary En-suite Bathroom and walk-in wardrobe, there are 3 other well proportioned Bedrooms (two

as a home gym), Utility Room, Cloaks/WC, Hallway

Stylishly Presented with Numerous Quality Features

The Accommodation briefly comprises:

Internal Inspection Simply Essential

with modern white suite

- Flexible Accommodation Ideally Suited to a Growing Family
- Delightful Rear Garden Area with Sun Terrace and Covered Seated

Fitted wardrobes, uPVC double glazed window, central

9'1 x 9'0 plus door recess (2.77m x 2.74m plus door recess)

Modern white suite having panel bath with shower over,

heated towel rail/radiator, uPVC double glazed window

electronically operated gates. The rear garden has a

is a flagged and covered seating area and pizza oven.

The property has a block paved carriage driveway with two

substantial flagged sun terrace off the bi-folding doors with

steps down to a further lawned garden area within which there

pedestal wash hand basin, low level WC, fully tiled, tiled floor,

Large Open Plan Living Space Ideal for Entertaining

Stunning Master Bedroom Suite with Walk-in Wardrobe and En-suite

Bedroom (2)

heating radiator

Bedroom (3)

Bedroom (4)

Externally:

16'0 x 8'3 (4.88m x 2.51m)

12'7 x 11'6 (3.84m x 3.51m)

Family Bathroom/WC

glazed window, central heating radiator

Contd.....

Laminate flooring, uPVC double glazed window, central heating radiator

Breakfast Kitchen

Contemporary sink unit with a range of modern wall and floor Built-in wardrobes with recessed spotlights, uPVC double mounted units with granite work surfaces, central island with breakfast bar, integrated SMEG double oven, five ring gas hob with extractor unit over, integrated dishwasher, integrated wine cooler, Karndean flooring, recessed spotlights, uPVC double glazed window, central heating radiator two uPVC double glazed windows

Cloaks/WC

terrace off the bi-folding doors, the lower section of the garden Wall mounted units, plumbed for automatic washing machine

uPVC double glazed rear door, laminate flooring

underfloor heating system and gas fired heating system to the Landing

heating radiators, loft access

19'10 x 9'7 (6.05m x 2.92m)

Two uPVC double glazed windows, two central heating radiators, uPVC double glazed French doors to balcony with glass balustrade (9'1 x 8'2), walk-in wardrobe (8'9 x 7'8) fully fitted with hanging rail and drawers

En-suite Bathroom

8'5 x 7'8 max (2.57m x 2.34m max)

Contemporary white suite having free standing bath with shower attachment, separate shower cubicle, twin bowl wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, recessed spotlights, uPVC double glazed window, heated towel rail/radiator

Sitting Room/Gym

13'9 x 8'3 reducing to 7'7 (4.19m x 2.51m reducing to 2.31m)

21'7 x 11'6 (6.58m x 3.51m)

Low level WC, contemporary wash hand basin with vanity Externally there is a substantial block paved carriage driveway storage unit below, part tiled, heated towel rail/radiator

Utility Room

9'7 x 5'10 (2.92m x 1.78m)

and dryer, laminate flooring

Side Hallway

First Floor:

uPVC double glazed windows, recessed spotlights, two central

Master Bedroom

High St Cheetham Rark Map data @2025 Google

Directions





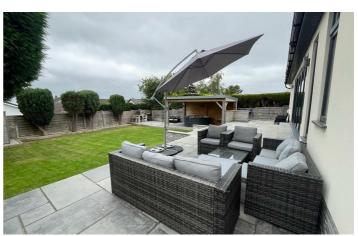












GROUND FLOOR 1315 sq.ft. (122.2 sq.m.) approx.

1ST FLOOR 993 sq.ft. (92.3 sq.m.) approx.





TOTAL FLOOR AREA: 2309 sq.ft. (214.5 sq.m.) approx.

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