DAWSONS

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Fox Hill Drive, Stalybridge, SK15 2RP

Situated at the head of a highly regarded residential cul de sac location this superbly presented, extensively extended Executive Detached Property enjoys a substantial garden plot and boasts high quality fittings throughout with particular attention to detail. Only an internal inspection will reveal the size and quality of accommodation on offer.

There are numerous delightful walks within close proximity. Also close to hand are the ever popular Stalyhill infant and junior schools. Stalybridge Town Centre is readily accessible and provides excellent commuter links to Manchester City Centre via its bus and train stations. There are also good motorway links throughout the North West. Other amenities in close proximity include Cheethams Park, Priory Tennis Club and Gymetc. For added peace of mind the property has a comprehensive alarm and CCTV system installed.

Offers In The Region Of £930,000



CHARTERED SURVEYORS, ESTATE AGENTS & PROPERTY MANAGEMENT SPECIALISTS



Fox Hill Drive, Stalybridge, SK15 2RP

- First Class Residential Location
- Superbly Presented with Numerous Quality Features
- 3 Bathrooms
- Internal Inspection Simple Essential

- Stunning Extended Executive Detached
- Four Reception Rooms plus Breakfast Kitchen and
- Ample Off Road Parking for Numerous Vehicles
- Substantial Private Garden Plot with Lawned and Decked Areas
- Five Double Bedrooms
- Integral Double Garage

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The Accommodation briefly comprises:

Entrance Porch, Reception Hallway with Cloaks/WC, Main Lounge with media wall and stunning feature fireplace, Sitting Family Room Room, Family Room, Living Room, Breakfast Kitchen, Conservatory

To the first floor there are five double Bedrooms (two of which have En-suites), Family Shower Room

Externally there is a substantial driveway providing off road parking for numerous vehicles, there is an integral double garage plus further carport. The large private gardens are well Breakfast Kitchen screened with lawned and decked sections plus a large Garden 17'9 x 15'6 (5.41m x 4.72m) Room/Annex

The Accommodation in Detail:

Entrance Porch

Double glazed composite style security double doors plus side lights, two further uPVC double glazed windows, tiled floor

Entrance Hallway

Part tiled, central heating radiator

Cloaks/WC

Contemporary wash hand basin with vanity storage below, low level WC, part tiled, tiled floor, recessed spotlights

24'6 x 10'5 plus further alcove area (7.47m x 3.18m plus further alcove area)

Media wall with stunning feature fireplace, uPVC double glazed bow window, uPVC double glazed French doors onto

Conservatory

24'1 x 12'9 reducing to 11'1 (7.34m x 3.89m reducing to

uPVC double glazed windows and French doors

Sitting Room

18'3 reducing to 7'11 x 17'6 reducing to 9'1 (5.56m reducing to Panel bath with shower attachment plus shower over, wash 2.41m x 5.33m reducing to 2.77m)

Two uPVC bow windows, two central heating radiators

15'7 x 13'10 (4.75m x 4.22m)

uPVC double glazed patio doors, further uPVC double glazed window, central heating radiator

Living Room

11'5 x 10'0 plus upvc box bay window 9'4 x 3'9 (3.48m x 3.05m plus upvc box bay window 2.84m x 1.1) Feature fireplace, central heating radiator

Twin bowl inset sink unit, range of modern wall and floor mounted units, granite work surfaces, two built-in NEFF ovens, integrated dishwasher, tiled floor, recessed spotlights, 12'7 x 12'2 (plus door recess) (3.84m x 3.71m (plus door two uPVC double glazed windows, central heating radiator, access to the garage

Garage

20'0 x 16'8 (6.10m x 5.08m)

Electronically operated up and over door, built-in storage cupboard, power and lighting, plumbed for automatic washing (including built-in storage wardrobes), uPVC double glazed machine

First Floor:

Landing

 $\label{twomodel} \mbox{Two uPVC double glazed windows, recessed spotlights, two}$ central heating radiators

Bedroom (1)

21'8 x 11'11 (6.60m x 3.63m)

Full range of fitted wardrobes, two uPVC double glazed windows, recessed spotlights, central heating radiator

Bedroom (2)

12'11 x 12'6 (3.94m x 3.81m)

uPVC double glazed window onto Landing area, recessed spotlights, central heating radiator

En-suite

hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, recessed spotlights, heated chrome towel rail/radiator, uPVC double glazed window

Bedroom (3)

13'1 x 9'11 (3.99m x 3.02m)

(plus door recess and further potential work station recess), laminate flooring, loft access, two uPVC double glazed windows, one double glazed Velux window, recessed spotlights, central heating radiator

Shower cubicle, half pedestal wash hand basin, low level WC, fully tiled, tiled floor, heated chrome towel rail/radiator, recessed spotlights, uPVC double glazed window

Fitted wardrobes, laminate flooring, recessed spotlights, uPVC double glazed window, central heating radiator

Bedroom (5)

12'4 x 9'10 (3.76m x 3.00m)

window, central heating radiator

Family Shower Room

Contemporary shower cubicle with multi jet functions and sound surround, wash hand basin with vanity storage unit below, built-in storage cupboard, low level WC, tiled floor, fully tiled towel rail/radiator, uPVC double glazed window, recessed spotlights.

Externally:

Substantial driveway providing off road parking for numerous vehicles, attached to the double garage is a further car port. There is a substantial garden plot with several flagged and decked patio areas with far reaching views. The garden area is mature and provides a high degree of privacy and also within the garden plot there is an annex building with potential for use as a home gym/office etc.



Directions

















GROUND FLOOR 2124 sq.ft. (197.3 sq.m.) approx.

1ST FLOOR 1274 sq.ft. (118.3 sq.m.) approx.





TOTAL FLOOR AREA: 3398 sq.ft. (315.7 sq.m.) approx.
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was, rooms and any other items are approximate and no responsibility is taken for any error
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