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## Rookery Close, Stalybridge, SK15 2TS

Dawsons are pleased to offer for sale this four bedroom link detached property. The property is immaculately presented throughout and offers well proportioned family accommodation. Located in a cul de sac position on the sought after Mottram Rise estate, perfectly situated close to Stalyhill Schools, local amenities with open countryside closeby. Viewing highly recommended.

In brief the accommodation comprises: Entrance porch, entrance hall, downstairs WC, open plan dining area/kitchen/breakfast room and living room to the ground floor. Four bedrooms to the first floor, en-suite and shower room. Driveway and garage to the front. Landscaped garden to the rear.

**Price £469,995**

# Rookery Close, Stalybridge, SK15 2TS

- Link Detached Property
- Open Plan Kitchen/Breakfast Room/Dining Area
- Four Bedrooms plus En-suite
- Driveway and Integral Garage
- Landscaped Tiered Rear Garden
- Close to Stalyhill Schools
- Sought After Area
- Viewing Highly Recommended

## GROUND FLOOR

### Entrance Porch

Upvc double glazed window to front, composite door to the side, door to:

### Entrance Hall

Karndean flooring, stairs to first floor, door to:

### Kitchen/Breakfast Room/Dining Area

23'8 x 13'3 reducing to 9'4 (7.21m x 4.04m reducing to 2.84m)

UPVC double glazed window to the front, fitted with an extensive, range of contemporary built in units with Quartz worksurfaces over, inset 1 1/2 bowl sink unit with mixer tap, fitted breakfast bar, built in Bosch four ring induction hob and extractor over, two built in AEG ovens, integrated fridge/freezer and dishwasher, Karndean flooring, contemporary radiator, uPVC sliding patio door to the rear garden.

### Inner Hallway

Karndean flooring, doors leading to :

### Downstairs WC

Fitted with a two piece suite comprising vanity wash hand basin and low level WC, Karndean flooring.

### Living Room

16'3 reducing to 16 'x 14'7 (4.95m reducing to 4.88m 'x 4.45m)

Four uPVC double glazed windows to the rear, feature fitted wood burning stove, Quartz window cills, radiator.

## FIRST FLOOR

### Landing

Storage cupboard, doors leading to:

### Bedroom 1

18'1 reducing to 17'5 x 8' 11 (5.51m reducing to 5.31m x 2.44m 3.35m)

uPVC double glazed window to the front, inset ceiling downlights, radiator, door leading to:

### En-Suite

8'10 x 5'9 reducing to 5'2 (2.69m x 1.75m reducing to 1.57m)

uPVC double glazed window to rear, tiled panel bath with shower over, wall mounted wash hand basin, low level WC, tiled walls, Karndean flooring, towel radiator.

### Bedroom 2

12' x 10' (3.66m x 3.05m)

uPVC double glazed window to front, radiator.

### Bedroom 3

11'5 x 8' plus door recess (3.48m x 2.44m plus door recess)

Upvc double glazed window to rear, radiator.

### Bedroom 4

9'1" x 6'0" including bulkhead (2.79m x 1.85m including bulkhead)

UPVC double glazed window to front, radiator.

### Shower Room

7'10 x 5'4 (2.39m x 1.63m)

upVC double glazed window to rear, fitted with a walk in shower cubicle, vanity wash hand basin and low level WC, tiled walls, tiled floor, radiator.

### Externally

Lawned garden and paved driveway to the front leading to integral garage with up and over door. Landscaped, tiered garden to the rear with paved patio, lawned middle section and further delightful sun terrace to the upper section.



## Directions



Floor Plan

GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.7 sq.m.) approx.

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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