



Holly Bank, Mottram Road
Stalybridge, SK15 2QX

Offers over £799,000



There's no agent like home

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Home Estate Agents are pleased to offer for sale this unique opportunity to acquire this substantial SEVEN bedroom detached family home. This impressive double fronted period property retains many of its original features and offers fantastic living space set over three floors. Located on the much sought after Mottram Road, close to Cheethams Park, Stalybridge Town Centre, Stalybridge Train Station and M60 motorway network with The Peak District National Park also on the doorstep. ** Internal viewing is a must to appreciate what this property has to offer **

In brief the accommodation comprises: Entrance hall, hallway, lounge, dining room, cloakroom, utility room, sitting room, kitchen, conservatory and bar to the ground floor. Four double bedrooms (master with en-suite) and family bathroom to the first floor. Bedrooms six and seven and family room to the second floor. Basement with five cellar chambers. Lawned front garden. Two gated driveways either side with access to double garage. Further off road parking to the front. Enclosed lawned garden to rear with paved patio and raised planters.

GROUND FLOOR

Entrance Hall

Door to front, original tiled flooring, radiator, door to:

Hallway

Original wooden panelling and tiled floor, radiator, stairs to first floor, stairs down to basement, doors to:

Lounge 15'10" x 14'1" (4.82m x 4.28m)

Double glazed bay window to front, feature fireplace with multi fuel stove, radiator, double doors to:

Dining Room 17'11" x 14'1" (5.47m x 4.28m)

Radiator, double doors to rear garden.

Sitting Room 17'6" x 16'3" (5.33m x 4.96m)

Double glazed bay window to front, fireplace, radiator, open to:

Kitchen 17'11" x 16'3" (5.47m x 4.96m)

Double glazed window to rear, feature fireplace, fitted with a modern kitchen comprising of a range of built in units, housing two double ovens and a microwave, inset sink and drainer with mixer tap, space for fridge/freezer, co-ordinating island storage built in hob, extractor and wine cooler, inset ceiling downlights, designer vertical radiator, open to:

Utility Room 5'5" x 5'5" (1.65m x 1.65m)

Window to rear elevation, tiled floor, space for washing machine and dryer.

Cloakroom

Double glazed window to rear, radiator.

Bar 16'5" x 6'5" (5.02m x 1.96m)

Fitted bar area, door to:

Conservatory 14'7" x 18'6" (4.47m x 5.64)

Windows to sides and rear, double doors to rear garden.

BASEMENT

Cellar 17'9" x 13'10" (5.42m x 4.21m)

Cellar 16'0" x 13'10" (4.88m x 4.21m)

Cellar 17'8" x 16'3" (5.39m x 4.96m)

Cellar 17'9" x 16'3" (5.42m x 4.96m)

Cellar 34'1" x 6'6" (10.40m x 1.99m)

FIRST FLOOR

Landing

Window to front, stairs to second floor, radiator, doors to:

Bedroom 1 17'6" x 13'9" (5.33m x 4.19m)

Window to front, radiator, door to:

En-suite

Window to side, fitted with a double walk in shower with rainfall shower and hand held shower, low level WC, and wash hand basin, radiator.

Bedroom 2 17'7" x 14'0" (5.36m x 4.27m)

Window to rear, radiator.

Bedroom 3 18'0" x 14'3" (5.49m x 4.35m)

Windows to side and rear, radiator.

Bedroom 4 15'10" x 14'0" (4.82m x 4.27m)

Double glazed windows to front and side, radiator.

Bathroom

Window to rear, three piece suite comprising freestanding bath with mixer tap and shower attachment, vanity wash hand basin and low level WC, radiator.

SECOND FLOOR

Landing

Window to rear, radiator, doors to:

Family Room 10'9" x 13'9" (3.27m x 4.18m)

Window to rear, radiator, door to:

Store Room

Bedroom 6 17'4" x 11'9" (5.28m x 3.57m)

Window to front, radiator.

Bedroom 7 10'9" x 14'3" (3.28m x 4.35m)

Window to rear, radiator.

OUTSIDE

Lawned front garden. Two gated driveways either side with access to double garage. Further off road parking to the front. Enclosed lawned garden to rear with paved patio and raised planters.

Garage 22'8" x 14'9" (6.91m x 4.52m)

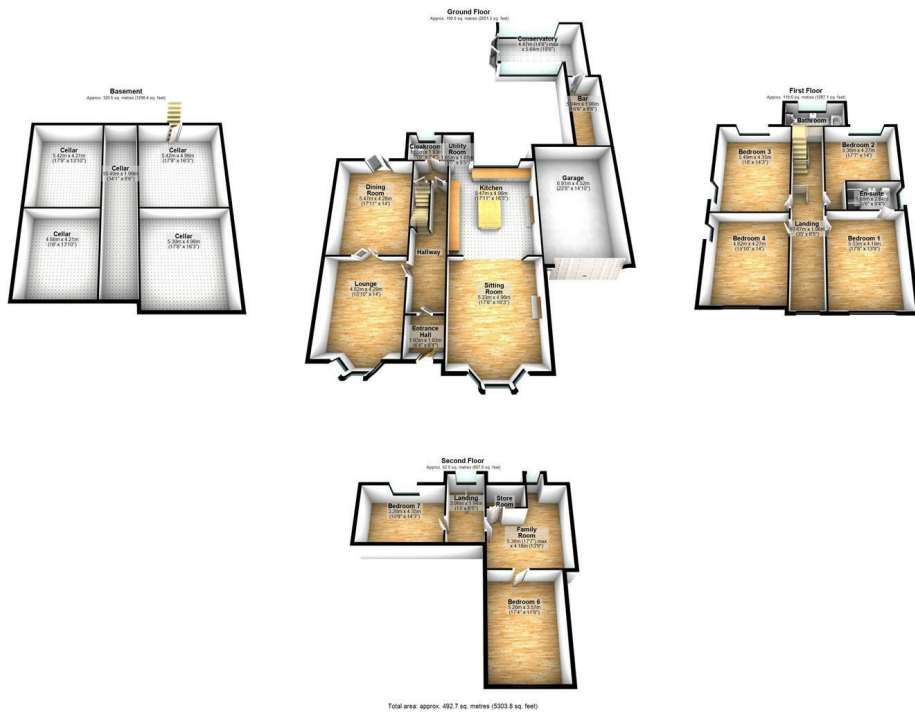
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DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

