



Mottram Old Road
Stalybridge, SK15 2TE

Offers over £499,000

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This immaculately presented three-bedroom detached bungalow offers a blend of contemporary elegance and breathtaking views, making it a standout property in the sought-after Mottram Old Road area. Fully renovated to the highest standard, this executive home showcases modern, open-plan living spaces that are both stylish and functional.

Upon entering, you are greeted by a spacious hallway that sets the tone for the rest of the home. The lounge is a welcoming space, perfect for relaxation and entertaining, while the kitchen/breakfast room is a culinary enthusiast's dream, featuring sleek finishes and high-end appliances. A separate utility room adds convenience and functionality to the home. The property boasts three generously sized double bedrooms, each thoughtfully designed to provide comfort and privacy. The master bedroom benefits from an en-suite bathroom, offering a touch of luxury and sophistication. Bedroom two shares access to a Jack and Jill bathroom, accessible from both the bedroom and the hallway, adding to the home's practicality. Externally, the property continues to impress with a resin driveway to the front, adorned with feature wooden planters, adding curb appeal and character. The rear garden is a true oasis, meticulously maintained and enclosed for privacy. A

GROUND FLOOR

Hallway

Composite door to front, double glazed window to front, door to cloakroom cupboard, underfloor heating, door to storage cupboard, impressive spacious hall leading to the lounge.

Lounge 12'8" x 19'5" (3.87m x 5.92m)

Vaulted ceiling, underfloor heating, double glazed full length window to rear, tri-fold door opening out to decking area with stunning views over the local countryside, open plan to:

Kitchen/Breakfast Room 20'2" x 12'3" (6.14m x 3.73m)

Fitted with a matching range of base and eye level units, generous worktop space incorporating breakfast bar and large preparation area, undermount sink with mixer tap, AEG Appliances, integrated full height fridge and full height freezer, integrated dishwasher, built-in eye level oven, built-in induction hob with WiFi connected cooker hood, double glazed full length window to rear, underfloor heating, bi-fold door leading out to decking area.

Utility Room 5'2" x 3'10" (1.57m x 1.16m)

Worktop space, access to loft space, wall mounted boiler, plumbing for washing machine, space for tumble dryer, underfloor heating.

Master Bedroom 14'0" x 12'3" (4.27m x 3.73m)

Double glazed window to front, underfloor heating, fitted wardrobes, door to:

En-suite 5'2" x 7'6" (1.57m x 2.29m)

Three piece suite comprising vanity wash hand basin with illuminated mirror above, shower area and low-level WC, ceramic tiled walls, underfloor heating, heated towel rail.

Bedroom 2 11'0" x 13'7" (3.36m x 4.15m)

Double glazed window to front, underfloor heating, door to:

Bathroom 7'0" x 10'0" (2.13m x 3.05m)

Three piece suite comprising double ended bath with hand shower attachment and vanity wash hand basin with inset illuminated mirrored cabinet above, tiled walls, underfloor heating, heated towel rail, double glazed window to side. Jack and Jill bathroom to bedroom two and the hall.

Bedroom 3 9'2" x 13'7" (2.79m x 4.15m)

Double glazed window to side, underfloor heating, fitted wardrobes, data cable cupboard and built-in filing cabinet.

OUTSIDE

Resin driveway to front providing ample off road parking, with feature wooden planters. Enclosed well maintained garden to rear, large composite decking balcony area with sleek and stylish wire rope balustrades, steps leading down to

further composite decking area and lawn with mature shrub borders. Stunning panoramic views over the local countryside. Side access to the under house storage.

DISCLAIMER

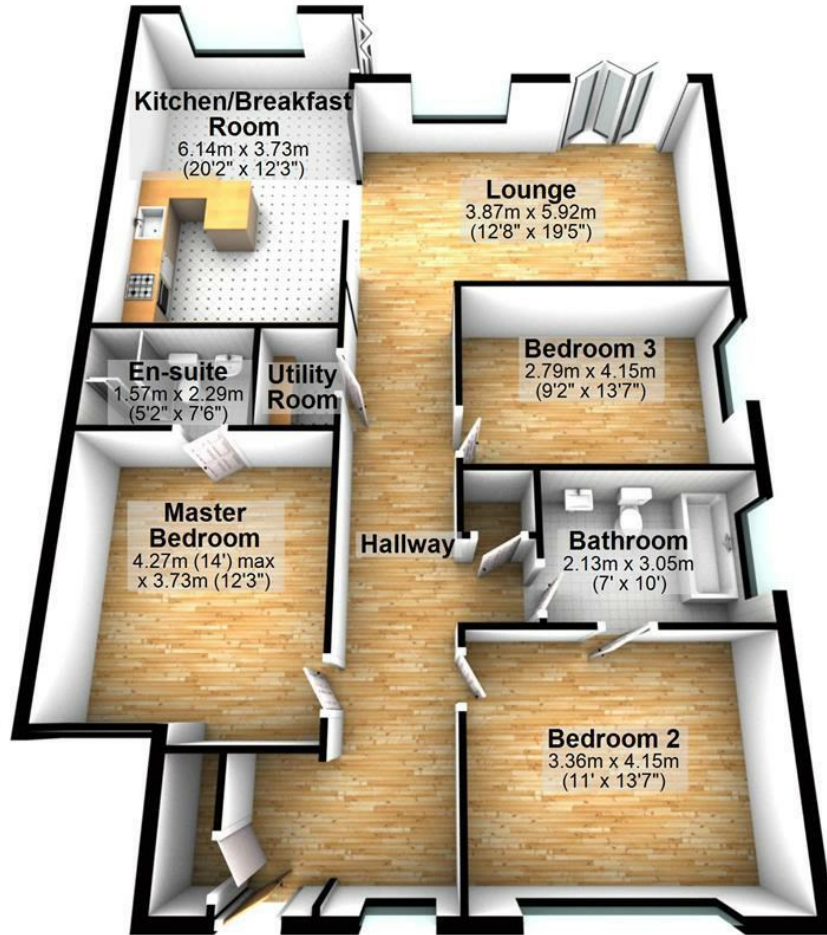
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Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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	

