



Lower Broadacre
Stalybridge, SK15 2UE

Offers over £625,000



There's no agent like home

This exquisite four-bedroom executive detached property is a gem nestled in a sought-after area of Stalybridge. Boasting a generous plot, this newly renovated home has been meticulously crafted to offer luxurious family living at its finest.

Upon entering, you are greeted by a spacious lounge seamlessly connected to a modern fitted kitchen/breakfast room, illuminated by natural light flooding through French doors that open to the rear garden. A utility room adds practicality, while the dining room, open plan to a stylish bar area, provides an inviting space for entertaining guests. A convenient WC completes the ground floor layout. Ascending the stairs, you'll discover four well-appointed bedrooms, including a master bedroom with its own en-suite, offering a private retreat and a family bathroom caters to the needs of the household.

Outside, the property is adorned with electric gates at the front, ensuring security and privacy, along with a separate pedestrian gate. A paved pathway leads to the entrance, while a lawn and stone garden add to the curb appeal leading to the garages. The rear garden is a haven of tranquility, featuring a summer house, expansive paved patio area, additional decked seating, and a lush lawn bordered by raised planters, all framed by mature trees and shrubs.

Conveniently situated close to Stalyhill schools, local amenities, and transport links, this home offers both luxury and practicality in a prime location. Don't miss the opportunity to make this stunning property your own and experience the epitome of modern family living. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

Composite door to front with glazed side panel, stairs with glass balustrading to first floor, wooden flooring, inset ceiling downlights, contemporary vertical radiator, doors to:

Lounge 17'0" x 12'3" (5.18m x 3.73m)

Double glazed window to front, feature inset flame effect fire, contemporary vertical radiator, open plan to:

Kitchen 9'9" x 27'9" (2.97m x 8.47m)

Double glazed window to rear, fitted with a luxury kitchen comprising a range of full height units housing two single ovens, base level units with granite worksurface over, inset sink with boiler tap, co-ordinating island providing seating and housing built in hob and hidden extractor, wooden flooring, inset ceiling downlights, contemporary vertical radiator, French doors to rear garden, door to:

Dining Room 16'3" x 8'3" (4.96m x 2.51m)

Double glazed window to front, feature wall panelling, radiator.

Utility Room 10'8" x 8'5" (3.26m x 2.56m)

Double glazed window to rear, fitted with a full height unit and base units with worksurface/splashbacks over, inset sink and drainer with mixer tap, space for washing machine and dryer, door to storage cupboard, wooden flooring.

WC

Double glazed window to side, fitted with a modern two piece suite comprising vanity wash hand bowl and low level WC, part tiled walls, contemporary radiator.

FIRST FLOOR

Landing

Access to loft, inset ceiling downlights, doors to:

Master Bedroom 12'8" x 12'2" (3.86m x 3.71m)

Double glazed window to front, radiator, door to:

En-suite

Double glazed window to side, fitted with a modern suite comprising walk in shower, vanity wash hand basin and low level WC, tiled walls, tiled floor, inset ceiling downlights, contemporary radiator.

Bedroom 2 12'8" x 12'3" (3.86m x 3.73m)

Double glazed window to front, radiator.

Bedroom 3 14'1" x 9'2" (4.29m x 2.79m)

Double glazed window to rear, radiator.

Bedroom 4 8'10" x 9'9" (2.69m x 2.96m)

Double glazed window to rear, fitted with built in hanging, freestanding drawers, radiator.

Bathroom

Double glazed window to side, fitted with a contemporary four piece bathroom suite comprising; walk in shower, roll top bath with freestanding tap, vanity wash hand bowl and low level WC, matching tiled walls and floor, inst ceiling downlights, chrome towel radiator.

OUTSIDE

Electric gates to front of the property with separate pedestrian gate. Paved pathway to entrance and side elevation, lawn and stone garden to front. Enclosed garden to rear with summer house, large paved patio area, further decked seating area and lawn with raised planters, surrounded by mature trees and shrubs.

Garage 17'7" x 8'6" (5.36m x 2.61m)

Electric, remote controlled door to front.

Garage 17'7" x 8'4" (5.36m x 2.56)

Electric, remote controlled door to front.

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DISCLAIMER

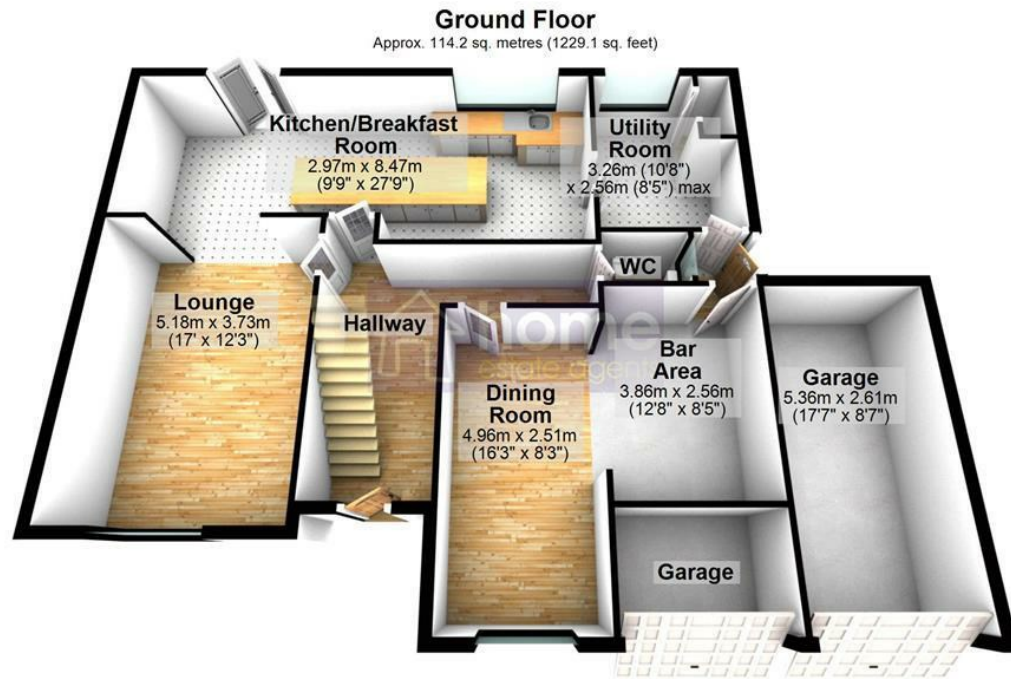
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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.







Total area: approx. 184.0 sq. metres (1980.9 sq. feet)

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (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 | | |
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| England & Wales | | EU Directive 2002/91/EC  |