



Acresbrook  
Stalybridge, SK15 2QT

Offers over £599,950



Welcome to your dream home in the prestigious locale of Stalybridge. This exquisite executive property boasts sophistication, comfort, and space, making it the epitome of modern living. Upon entry, you're greeted by a spacious lounge, ideal for relaxing evenings or entertaining guests. Adjacent lies the dining room, perfect for hosting intimate dinners or larger gatherings. Need a quiet space to work? The office provides a serene atmosphere for productivity. The heart of the home is the kitchen, exuding elegance and functionality, with ample storage and modern appliances. A convenient utility room adds practicality to your daily routines. Step into the conservatory, flooded with natural light, offering a tranquil retreat to enjoy the surrounding views. Upstairs, four generously sized double bedrooms await, providing comfort and privacy for the entire family. The master bedroom boasts an en-suite bathroom for added convenience, while a family bathroom ensures everyone's needs are met. Outside, the property impresses with its block-paved driveway leading to a garage, providing ample parking space. An additional block-paved driveway complements the lush lawn area, enhancing the property's curb appeal. The rear garden is a private oasis, perfect for outdoor relaxation and entertainment. A paved patio extends from the house, ideal for al fresco dining, while steps lead up to a charming circular patio seating area. Beyond lies a lawn area, providing ample space for outdoor activities. Located close to popular schools, amenities, and transport links, this property offers both convenience and luxury. Enjoy easy access to Cheetham Park and scenic countryside walks, ensuring you're never far from nature's beauty. Don't miss the opportunity to make this stunning property your new home.



## GROUND FLOOR

### Hallway

Door to front, stairs leading to first floor, stairs leading down to garage, doors leading to:

### Lounge 17'2" x 12'1" (5.23m x 3.68m)

Double glazed window to front, feature fireplace with inset fire, radiator, double doors leading to:

### Dining Room 9'1" x 12'1" (2.78m x 3.68m)

Double glazed window to rear, radiator, door leading to:

### Kitchen 11'0" x 13'3" (3.35m x 4.04m)

Fitted with a matching range of base and eye level units with worktop space over, matching island unit with cupboards under, inset sink with mixer tap, integrated fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator, double doors leading to:

### Conservatory 11'0" x 11'6" (3.36m x 3.50m)

Double glazed windows to sides, double glazed French doors leading out to rear garden.

### Utility Room 5'3" x 6'2" (1.61m x 1.88m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, space for tumble dryer, door to side.

### Cloakroom

Double glazed window to side, two piece suite comprising wash hand basin and low-level WC, half tiled walls.

### Office 11'10" x 8'6" (3.60m x 2.58m)

Double glazed window to front, radiator.

## FIRST FLOOR

### Landing

Door to:

### Master Bedroom 14'3" x 12'1" (4.34m x 3.68m)

Double glazed window to front, radiator, built-in wardrobes, door leading to:

### En-suite 6'0" x 5'7" (1.83m x 1.71m)

Three piece suite comprising vanity wash hand basin, tiled

shower area and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

### Bedroom 2 15'10" x 9'10" (4.82m x 3.00m)

Double glazed window to front, radiator.

### Bedroom 3 9'0" x 13'0" (2.74m x 3.96m)

Double glazed window to rear, built-in wardrobes, radiator.

### Bedroom 4 8'11" x 12'1" (2.73m x 3.68m)

Double glazed window to rear, built-in wardrobes, radiator.

### Bathroom 7'3" x 6'6" (2.21m x 1.97m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, heated towel rail, door to:

## BASEMENT

### Hall

Door leading to:

### Garage 17'4" x 12'1" (5.28m x 3.68m )

Up and over door.

## OUTSIDE

Well maintained lawned garden to the front with block paved driveway providing ample off road parking leading to the garage. Enclosed garden to the rear with paved patio, steps leading up to further paved patio and lawn area.

## 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.

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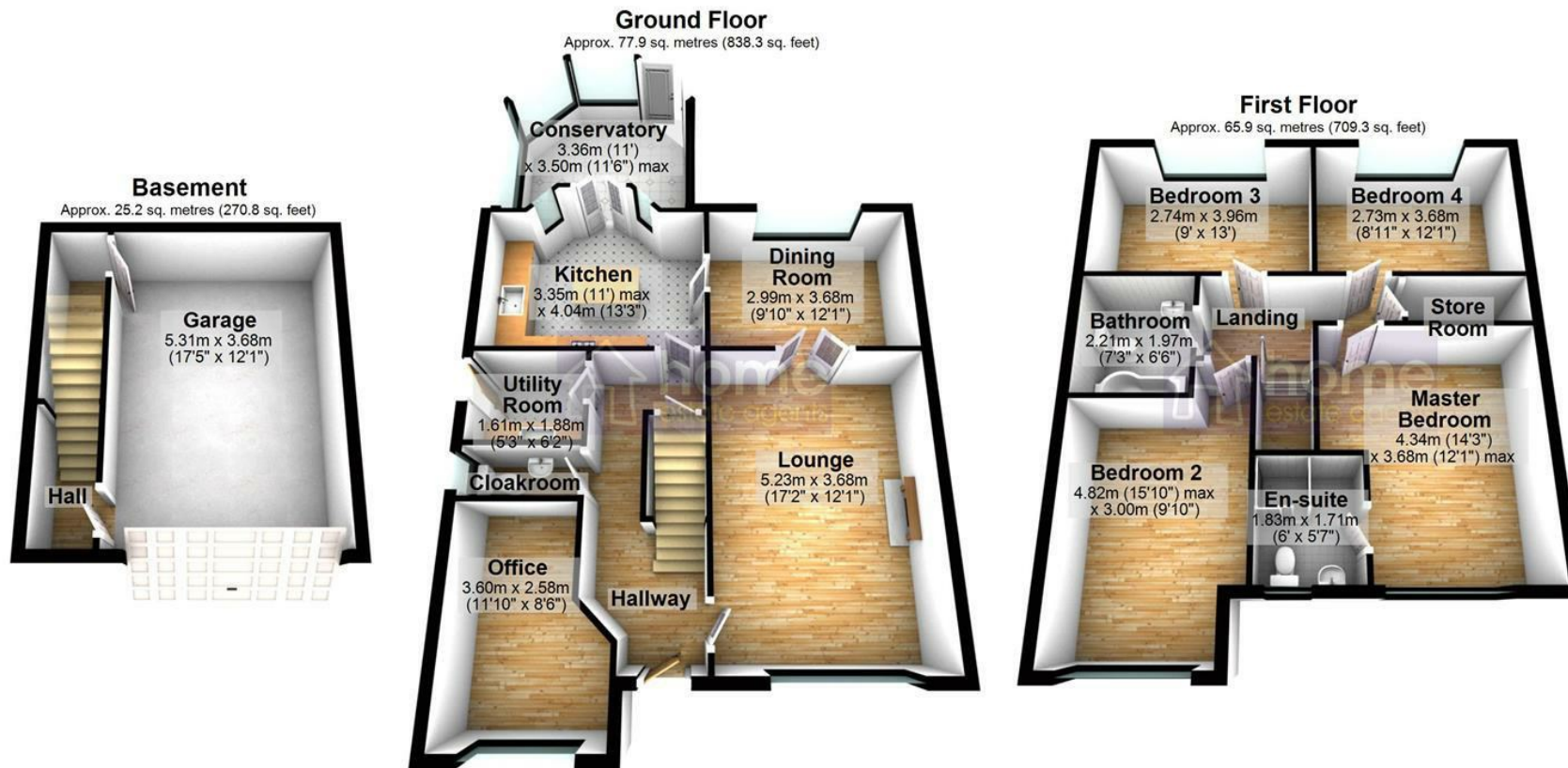












Total area: approx. 168.9 sq. metres (1818.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC