



Gallowsclough Road
Stalybridge, SK15 3QS

Price £785,000



There's no agent like home

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Nestled in a prime location just off Mottram Road, this exceptional six-bedroom detached family home offers an enviable lifestyle with its spacious and flexible living accommodation. Boasting a luxurious kitchen/diner, extensive landscaped gardens, and a fantastic BBQ grill cabin, this property truly stands out as a dream home.

As you step inside, you're greeted by a welcoming entrance porch leading to a spacious hallway. The ground floor boasts a convenient downstairs WC, an elegant lounge, a versatile family room, and a dedicated office space. The heart of the home is the contemporary kitchen/diner, complemented by a bright conservatory that overlooks the rear garden. Ascend to the first floor to find five well-proportioned bedrooms, including the master bedroom and bedroom four, both benefiting from en-suite shower rooms. A stylish family bathroom serves the remaining bedrooms. The second floor offers a sixth bedroom, a versatile loft room, and a handy storage room, providing ample space for growing families or flexible living arrangements. Externally, the property impresses with a block-paved driveway offering parking for several vehicles and leading to an integral garage. The mature landscaped front garden enhances the property's curb appeal. The rear garden is a

GROUND FLOOR

Porch

Brick built porch, double doors to front, double glazed windows to front and side, radiator, door to:

Hallway

Double glazed window to front, stairs to first floor, tiled floor, radiator, doors to:

WC

Fitted with a two piece suite comprising pedestal wash hand basin and low level WC, fitted illuminated LED bathroom mirror with built in bluetooth speakers and heated demister mirror, tiled walls, inset ceiling downlights, extractor fan, radiator.

Lounge 20'0" x 12'0" (6.10m x 3.67m)

Double glazed bays window to front and rear, feature fireplace with double sided Hunter Herald 14 multifuel or wood burning stove, radiator, open to:

Family Room 16'0" x 13'0" (4.88m x 3.97m)

Double doors to front, feature fireplace with double sided Hunter Herald 14 multifuel or wood burning stove, inset ceiling downlights, radiator, door to:

Inner Hallway

Door to storage cupboard, radiator, stairs to first floor.

Office 13'2" x 10'2" (4.01m x 3.10m)

Sliding patio doors to conservatory.

Kitchen/Diner 24'2" x 25'0" (7.37m x 7.61m)

Double glazed windows to side and rear, radiator, dining area with freestanding island with seating, open plan to kitchen, luxury fitted kitchen comprising wall and base units with worksurface/splashbacks over, decorative under cupboard lighting, inset sink with mixer tap, space for Range cooker and 'American' style fridge/freezer, matching freestanding central island, inset ceiling downlights, radiator, door to garage, door to:

Conservatory 15'4" x 30'1" (4.67m x 9.17m)

Brick built base, double glazed windows to sides, door leading out to garden, wall mounted heater, French doors to rear garden.

FIRST FLOOR

Landing

Double glazed window to front, radiator, stairs to second floor, doors to:

Master Bedroom 15'3" x 11'10" (4.64m x 3.60m)

Double glazed window to front, fitted with a range of bedroom furniture, radiator, door to:

En-suite

Double glazed window to rear, fitted with a three piece suite comprising walk in shower, freestanding double vanity wash hand basin and low level WC, built in storage cupboard, fitted illuminated LED bathroom mirror with built in bluetooth speakers and heated demister mirror, tiled walls, tiled floor, radiator.

Bedroom 2 12'6" x 10'0" (3.81m x 3.05m)

Double glazed window to front, radiator.

Bedroom 3 9'8" x 10'0" (2.94m x 3.05m)

Double glazed window to rear, radiator.

Bedroom 4 10'3" x 10'9" (3.13m x 3.28m)

Double glazed window to rear, radiator, open plan to:

En-suite

Double glazed window to rear, fitted with a three piece suite comprising walk in shower, vanity wash hand basin and low level WC, built in storage cupboard, fitted illuminated LED bathroom mirror with built in bluetooth speakers and heated demister mirror, tiled walls, tiled floor, inset ceiling downlights, radiator.

Bathroom

Double glazed window to front, fitted with a three piece suite comprising panelled bath with shower over, vanity wash hand basin and low level WC, fitted illuminated LED bathroom mirror with built in bluetooth speakers and heated demister mirror, tiled walls, tiled floor, clad ceiling with inset ceiling downlights.

Bedroom 5 16'8" x 13'3" (5.09m x 4.03m)

Double glazed window to front, radiator.

Landing

SECOND FLOOR

Landing

Double velux window to rear, radiator, open plan to:

Store Room 6'7" x 10'7" (2.02m x 3.25m)

Loft room 6'8" x 12'2" (2.02m x 3.70m)

Double glazed window to rear, radiator.

Garage 17'11" x 10'0" (5.48m x 3.05m)

Up and over door to front, currently housing washing machine and dryer, door to kitchen.

OUTSIDE

Block paved driveway with parking for several vehicles leading to garage and mature landscaped garden to the front. Extensive landscaped garden to rear with stone walling, paved patio, BBQ grill cabin, lawn and surrounded by mature shrubs and trees.

BBQ Grill Cabin

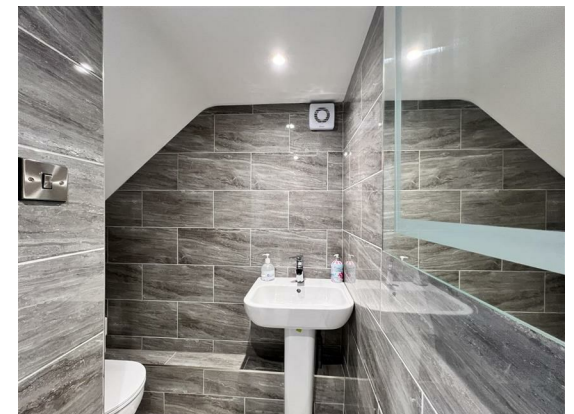
Spacious timber built cabin with bitumen roof and double glazed windows, fitted seating surrounds the feature wood fired grill and table with chimney.

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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.



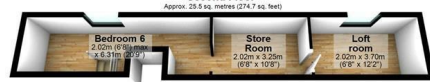
Ground Floor
Approx. 160.8 sq. metres (1730.5 sq. feet)



First Floor
Approx. 103.2 sq. metres (1111.3 sq. feet)



Second Floor
Approx. 35.5 sq. metres (384.7 sq. feet)



Total area: approx. 289.5 sq. metres (3116.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	71
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

