



Haycock Close  
Stalybridge, SK15 2UD

Offers over £318,500

Welcome to your dream home nestled in the sought-after area of Mottram Rise, mere moments away from the prestigious Stalyhill schools, convenient amenities, excellent transport links, and the picturesque surrounding countryside. Ideal for the growing family, this residence offers a harmonious blend of comfort, style, and convenience. Upon entry, you're greeted by a seamlessly flowing layout, with the lounge effortlessly transitioning into the open-plan kitchen/diner, creating a perfect space for entertaining or relaxing with loved ones. The addition of the open-plan conservatory bathes the living space in natural light, inviting the outdoors in and providing a tranquil retreat throughout the seasons. The property features three bedrooms, providing ample space for family living or accommodating guests. The luxurious bathroom is a sanctuary in itself, featuring a double-ended bath complemented by a waterfall shower overhead. Plus, enjoy the luxury of entertainment while you soak, thanks to the integrated TV. Outside, the property continues to impress with a double block-paved driveway to the front, offering convenient off-road parking for multiple vehicles. The enclosed garden to the rear is a private oasis, featuring a lawn and paved patio area, perfect for al fresco dining, children's play, or simply basking in the tranquility of your surroundings. Additionally, a detached garage at the rear provides secure storage space and further enhances the property's practicality. Don't miss the opportunity to make this exquisite property your own and embark on a new chapter of luxury living in the heart of Mottram Rise. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Porch

Door to front, door leading to:

### Lounge 10'4" x 16'2" (3.15m x 4.93m)

Double glazed bay window to front, radiator, stairs leading to first floor, open plan to:

### Kitchen/Diner 10'6" x 16'2" (3.21m x 4.93m)

Fitted with a matching range of base units with stone worktop space over, matching breakfast bar, inset sink with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, open plan to:

### Conservatory 10'6" x 7'10" (3.20m x 2.40m)

Double glazed windows to sides, radiator, door to side leading out to rear garden.

## FIRST FLOOR

### Landing

Door to storage cupboard, doors leading to:

### Bedroom 1 11'0" x 8'11" (3.36m x 2.71m)

Double glazed window to front, radiator.

### Bedroom 2 9'10" x 9'9" (3.00m x 2.97m)

Double glazed window to rear, radiator

### Bedroom 3 7'0" x 7'0" (2.13m x 2.13m)

Double glazed window to front, radiator.

### Bathroom 5'6" x 7'0" (1.68m x 2.13m)

Three piece suite comprising double ended bath with waterfall shower over and hand shower attachment, waterproof bathroom TV, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear.

## OUTSIDE

Double block paved driveway to the front. Enclosed garden to the rear with lawn and paved patio areas.

## 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

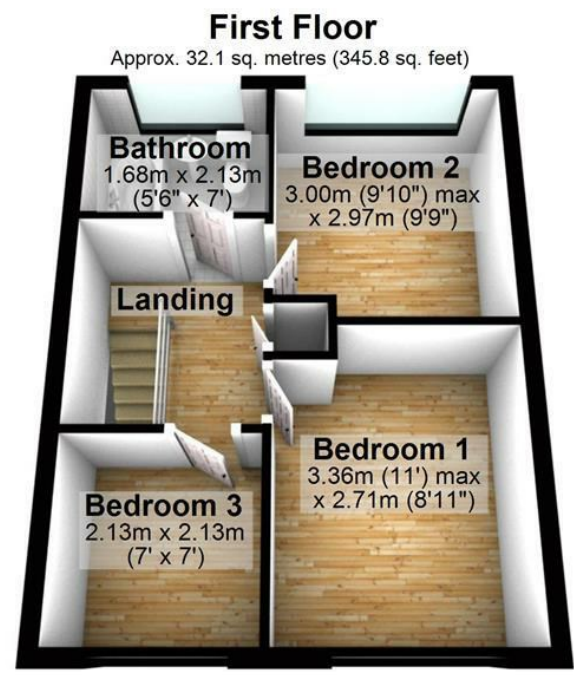
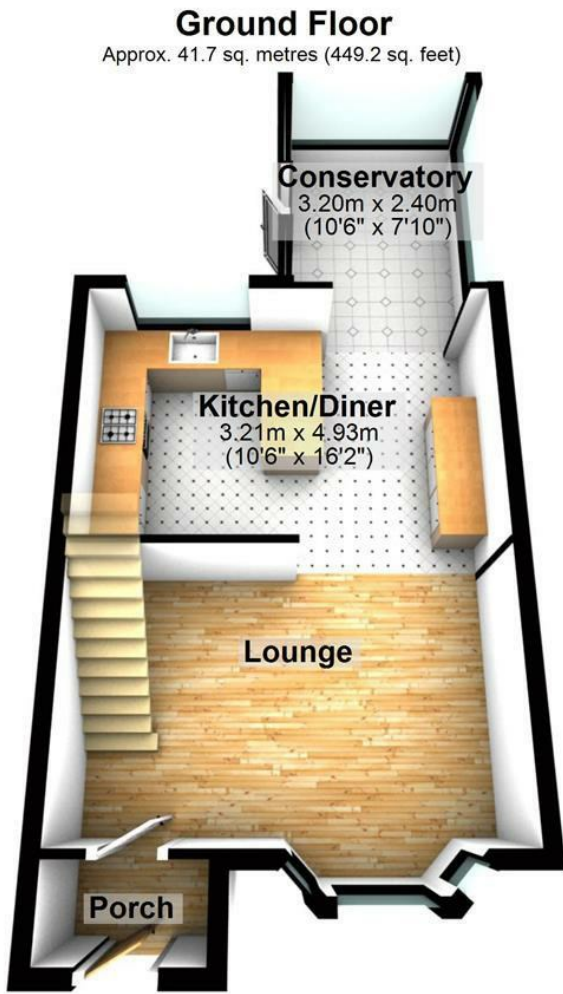
proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of 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.

[WWW.HOME EA.CO.UK](http://WWW.HOME EA.CO.UK)







Total area: approx. 73.9 sq. metres (795.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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>		
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<b>England &amp; Wales</b>		EU Directive 2002/91/EC