



Cheetham Hill Road
Stalybridge, SK15 1TU

Offers over £599,000

Absolutely captivating! Welcome to a piece of history nestled at the corner of Mostyn Street & Cheetham Hill Road. This property isn't just a home; it's a journey through time, boasting architectural marvels from three distinct periods. As you enter through the secure electric gates, a picturesque view awaits you, framed by the scenic tree-lined Mostyn Street. Ample parking space welcomes you, setting the stage for what lies beyond. To your right stands the original building, a relic from the 1500s exuding timeless charm. Step inside to discover a grand family room, seamlessly connected to a utility area and WC, offering a glimpse into centuries past. Venture further, and you'll encounter the extension dating back to 1632, where modern comfort meets historical elegance. A feature entrance hallway beckons, leading to a plethora of living spaces including a living room, dining room, kitchen, and a cozy snug complete with its own bar—a perfect setting for intimate gatherings. Ascend to the first floor, where four spacious bedrooms await, accompanied by an abundance of bathrooms, including two en-suites, ensuring luxury and convenience at every turn. The top floor unveils two loft rooms, epitomizing the vast potential this property holds. But the allure doesn't end there. Outside, a separate dwelling built in 2013 awaits, offering a double garage, kitchen area, and WC, with a spacious office/gym on the first floor—ideal for entrepreneurial ventures or personal pursuits. The exterior is a haven of tranquility, featuring stunning lawns, decking dining areas, and gated parking, providing both security and serenity. Additionally, three spacious storage areas, each secured with 5-point deadlocks, offer peace of mind for your belongings. Conveniently located within walking distance of Stalybridge Town Centre, with excellent transport links and amenities nearby, this property caters to diverse lifestyles and offers endless possibilities. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

Dining Room 11'9" x 12'4" (3.58m x 3.77m)
Double glazed box window to front, radiator.

Kitchen 12'8" x 9'6" (3.85m x 2.90m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for range style cooker, double glazed window to rear, double glazed window to side.

Bar
Two double glazed windows to rear, radiator, doors leading to:

Sitting Room 15'2" x 11'1" (4.63m x 3.38m)
Double glazed box window to front, feature fireplace.

Lounge 20'0" x 22'10" (6.10m x 6.97m)
Double glazed window to front, two radiators, French doors leading out to front, door leading to:

Utility 13'4" x 8'8" (4.07m x 2.65m)
Fitted with a matching range of base and eye-level units with worktop space over, plumbing for washing machine, space for tumble dryer, radiator, double glazed window to side, door leading to:

WC

Double glazed window to side, low-level WC.

FIRST FLOOR

Landing

Radiator, stairs leading to second floor, doors leading to:

Bedroom 1 15'0" x 15'4" (4.57m x 4.68m)
Double glazed windows to front, radiator, door leading to:

En-suite 11'0" x 9'9" (3.36m x 2.97m)
Three piece suite comprising shower area, wash hand basin and low-level WC, double glazed window to front, radiator.

Dressing Area 5'8" x 8'2" (1.72m x 2.50m)
Double glazed velux window to rear, radiator, door leading to en-suite, open plan to:

Bedroom 2 12'6" x 13'0" (3.81m x 3.96m)
Double glazed window to front, radiator.

En-suite
Three piece suite comprising shower area, wash hand basin and low-level WC, heated towel rail.

Bedroom 3 12'0" x 12'3" (3.67m x 3.73m)
Double glazed windows to front, radiator.

Bedroom 4 12'4" x 9'5" (3.77m x 2.87m)
Double glazed window to side, double glazed windows to rear, radiator.

Bathroom 6'0" x 6'10" (1.83m x 2.09m)
Three piece suite comprising bath, wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

Shower Room 6'4" x 5'4" (1.92m x 1.63m)
Three piece suite comprising shower area, wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

SECOND FLOOR

Landing
Door leading to:

Loft Room 9'3" x 14'10" (2.83m x 4.52m)
Double glazed velux window to rear, door to storage cupboard, radiator, open plan to:

Loft Room 7'9" x 10'10" (2.36m x 3.31m)
Double glazed velux window to rear, radiator.

OUTSIDE

DOUBLE GARAGE/OFFICE SPACE

Hall

Door to front, stairs leading to first floor, door leading to:

Garage 17'5" x 27'0" (5.30m x 8.23m)
Two up and over doors, door to storage cupboard, door leading to:

Cloakroom

Two piece suite comprising low-level WC and wash hand basin, double glazed window to side, radiator.

FIRST FLOOR

Landing

Double glazed window to side, door leading to:

Office / Gym 9'0" x 27'4" (2.74m x 8.34m)
Double glazed windows to front, double glazed window to side, radiator.

DISCLAIMER

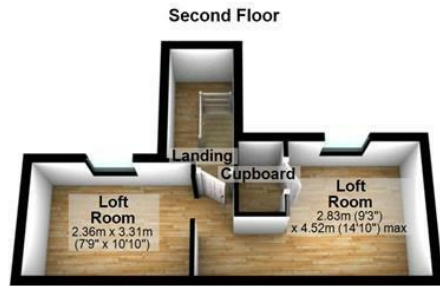
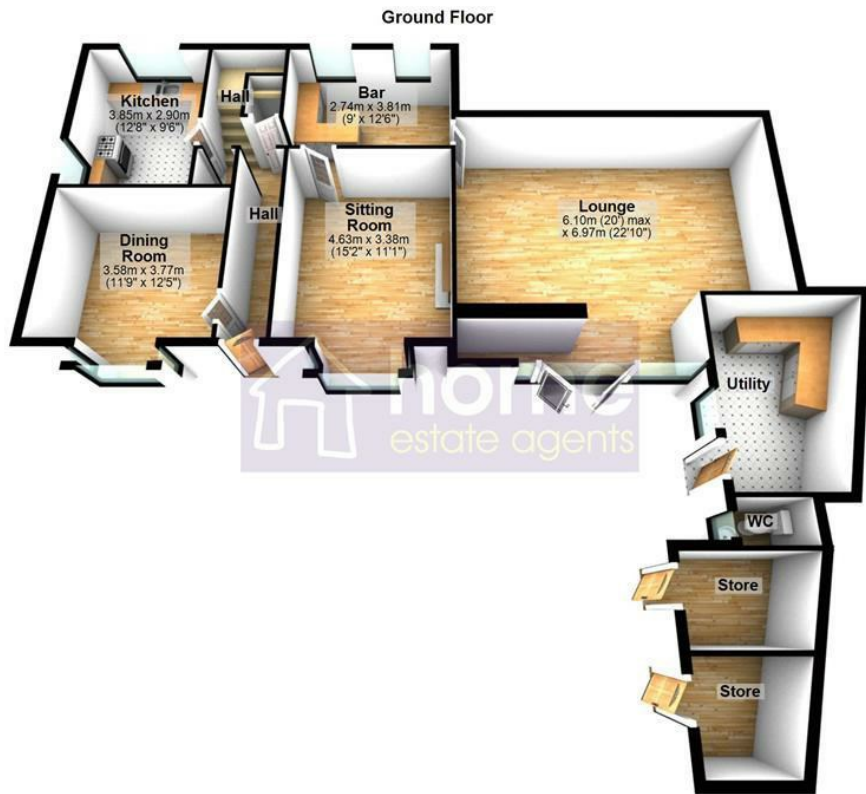
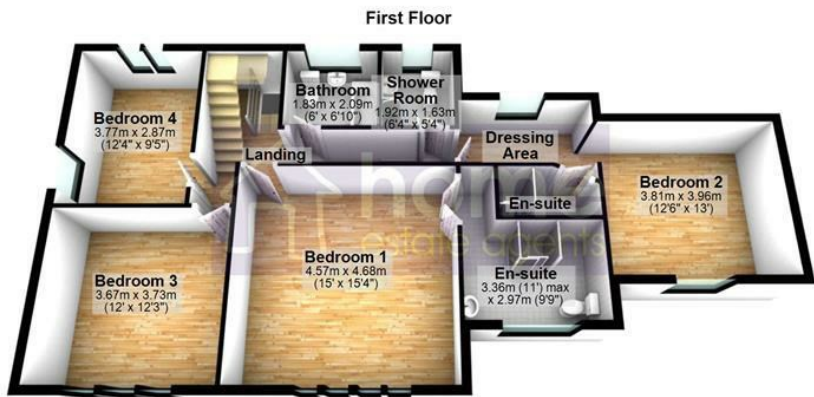
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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