



Holly Close
Stalybridge, SK15 2AN

Offers over £362,500

IN THIS DEVELOPMENT THERE ARE SEVERAL INDIVIDUAL DESIGNS OF TOWN HOUSE WHICH CAN LOOK DECEIVING. This town house in particular is a larger plot designed and stands out due to its large garden, a garage, and more square footage.

The property is decorated in a neutral palette, making it ready for immediate move-in and provides generous and adaptable living space across three floors. Nestled within a sought-after development, this residence enjoys a prime position set back from Mottram Road, offering convenience to esteemed local primary and junior schools, a host of amenities, excellent transport links, and the serene greenery of Cheethams Park.

Upon entering, you're greeted by a welcoming ambiance, with a spacious kitchen/diner serving as the heart of the home. Boasting bi-fold doors that seamlessly extend the living space into the rear garden. A convenient WC on the ground floor adds to the practicality of the layout.

Ascend to the first floor, where you'll find a spacious lounge, ideal for relaxation or entertaining guests, alongside the flexibility of a third bedroom or formal dining area. Additionally, a versatile room serves perfectly as a home office, study or another bedroom, offering adaptability to suit your lifestyle requirements.

The second floor unveils a haven of tranquility with three generously sized bedrooms, including a luxurious master suite boasting French doors leading to a Juliette balcony, creating a serene retreat for unwinding after a long day. This masterful space is complemented by an en-suite bathroom, elevating the experience of everyday indulgence. A well-appointed family bathroom caters to the needs of the household with modern fixtures and fittings. A fully newly boarded loft provides additional storage space.

This property has a large, private and tranquil garden, where you can sit and appreciate nature at its finest with a thoughtfully designed patio dining area perfect for entertaining or family gatherings.



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

WC

Double glazed window to front, two piece suite comprising, wash hand basin and low-level WC, radiator.

Kitchen/Diner 9'8" x 16'0" (2.95m x 4.88m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine, double glazed window to rear, radiator, bi-fold door leading out to rear garden.

FIRST FLOOR

Landing

Stairs to second floor, doors leading to:

Lounge 13'3" x 16'0" (4.05m x 4.88m)

Double glazed window to rear, radiator, double glazed French doors leading out onto Juliette balcony.

Bedroom 3 / Diningroom 13'9" x 9'2" (4.19m x 2.80m)

Double glazed window to front, radiator.

Bedroom 5 / office 6'5" x 6'5" (1.96m x 1.96m)

Double glazed window to front, radiator.

SECOND FLOOR

Landing

Doors leading to:

Bedroom 1 12'10" x 9'0" (3.90m x 2.74m)

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

En-suite

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, tiled splashbacks, heated towel rail.

Bedroom 2 11'3" x 9'0" (3.43m x 2.74m)

Double glazed window to front, radiator.

Bedroom 4 9'6" x 6'7" (2.89m x 2.00m)

Double glazed window to rear, radiator.

Bathroom 6'3" x 6'7" (1.91m x 2.00m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

OUTSIDE

Driveway to the front leading to garage. Enclosed well maintained generously sized garden to the rear mainly laid to lawn.

Garage

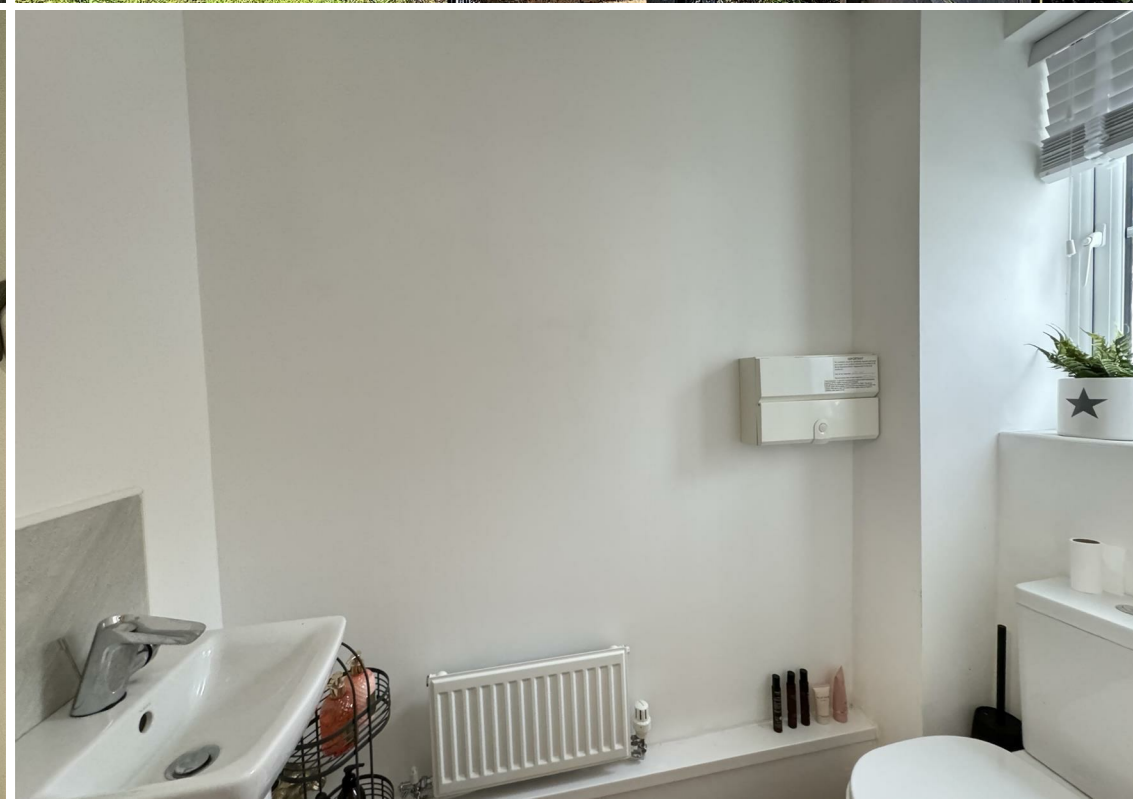
Up and over door.

DISCLAIMER

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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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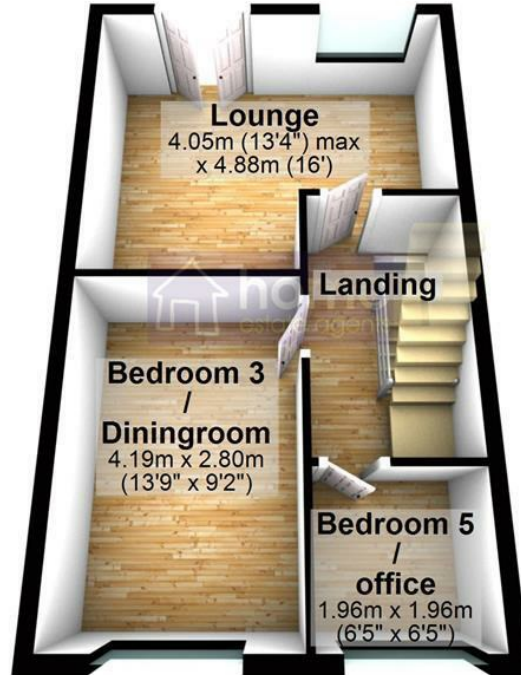


NO BEE RAVE

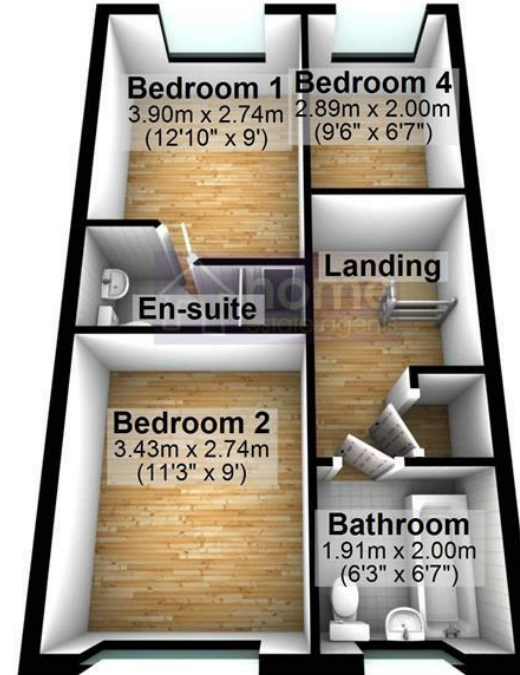
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	82	
(69-80) C		
(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