



Mottram Old Road
Stalybridge, SK15 2TE

Offers over £399,950



There's no agent like home

Nestled in a highly sought-after location in Stalybridge, this charming three-bedroom semi-detached, bay-fronted period property boasts an elevated position with stunning long-range views. This beautifully presented home offers spacious family accommodation and backs onto open countryside, providing a serene backdrop for everyday living.

Upon entering, you are greeted by a welcoming hallway leading to a generous lounge featuring a cozy log burner, perfect for relaxing evenings. The adjoining dining room offers ample space for entertaining guests, while the well-appointed kitchen/breakfast room is designed for both culinary creativity and casual dining. A convenient WC completes the ground floor layout. Upstairs, the property comprises three well-proportioned bedrooms, a modern family bathroom, and a separate shower room, catering to all your family's needs.

The property includes a double garage at the front with an electric up-and-over door, providing secure parking and additional storage space. The tiered front garden is adorned with mature planted borders, enhancing the home's curb appeal. To the side, a paved patio sun terrace offers an ideal spot for outdoor relaxation and alfresco dining.

The rear garden is a true highlight, featuring a good-sized lawn surrounded by mature planting. This tranquil outdoor space backs directly onto open countryside, creating a peaceful retreat for nature lovers.

Conveniently located close to popular local schools and amenities, including Stalybridge town center and excellent transport links, this home is perfectly positioned for both everyday convenience and leisurely countryside walks. With Stalybridge Country Park and Cheetham's Park nearby, outdoor enthusiasts will appreciate the easy access to beautiful green spaces.

This property represents an ideal blend of period charm, modern comfort, and picturesque surroundings, making it a perfect choice for families seeking a serene yet accessible living environment.



GROUND FLOOR

Porch

Composite style door to the front, door leading to:

Hallway

Radiator, stairs leading to first floor, door leading to cloakroom, doors leading to:

Lounge 12'6" x 13'4" (3.81m x 4.06m)

Double glazed bow window to front, double glazed window to side, inglenook fireplace with log burner, radiator.

Dining Room 13'6" x 12'1" (4.11m x 3.68m)

Double glazed window to rear, Feature inset living flame effect fire, radiator.

Kitchen/Breakfast Room 6'9" x 17'10" (2.06m x 5.44m)

Fitted with a matching range of base and eye level units with solid wood worktop space over, matching breakfast bar, inset sink and drainer with mixer tap, space for fridge/freezer, plumbing for washing machine, space for range style cooker, double glazed window to front, two double glazed windows to rear, radiator, door to storage cupboard door leading to:

Inner Hallway

Door to side leading out to rear garden, door leading to:

WC

Two piece suite comprising wash hand basin and low-level WC, radiator.

FIRST FLOOR

Landing

Double glazed window to side, door to storage cupboard, access to loft, doors leading to:

Bedroom 1 12'6" x 13'4" (3.81m x 4.06m)

Double glazed bow window to front, fitted wardrobes, radiator.

Bedroom 2 13'3" x 12'0" (4.04m x 3.66m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom 3 6'10" x 8'10" (2.08m x 2.70m)

Double glazed window to front, radiator.

Bathroom

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

Shower Room 8'0" x 2'8" (2.44m x 0.81m)

Walk-in shower area, tiled walls, tiled floor, double glazed window to side.

OUTSIDE

Double garage to the front with electric up and over door and power and lighting. Tiered Front garden with mature planted borders. Paved patio seating area to the side leading to good sized lawned garden to the rear backing onto open countryside.

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.

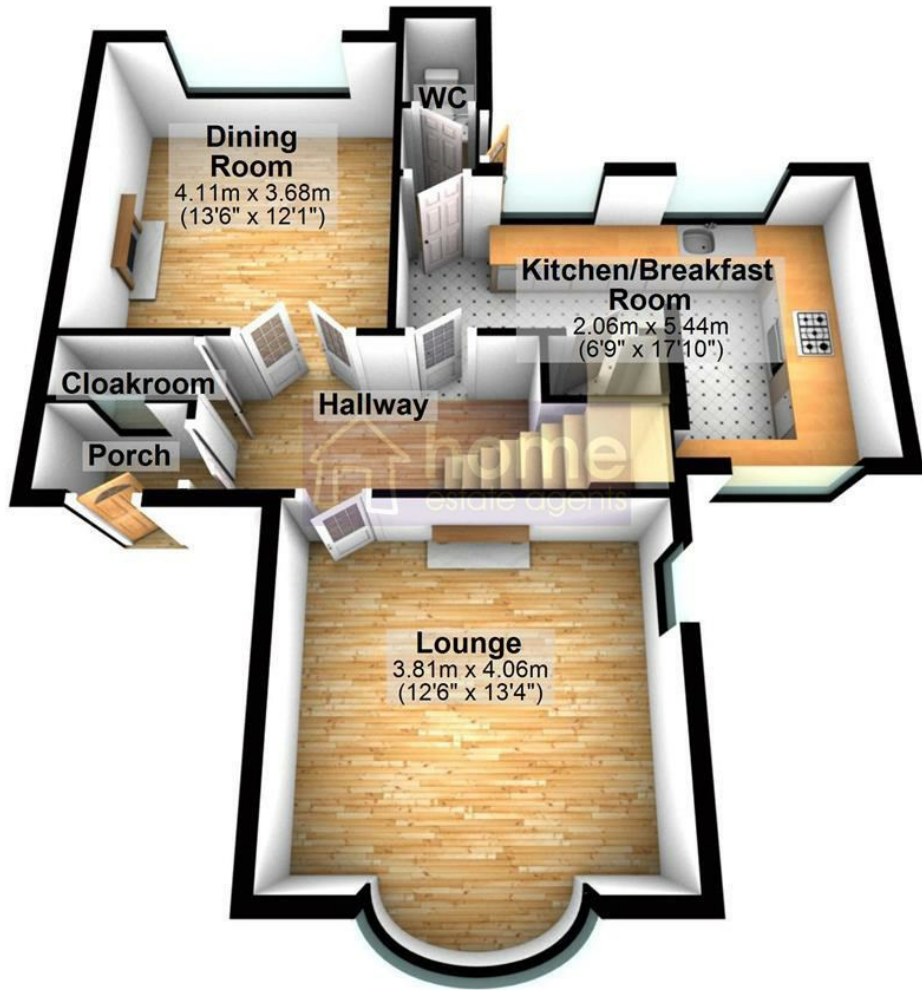
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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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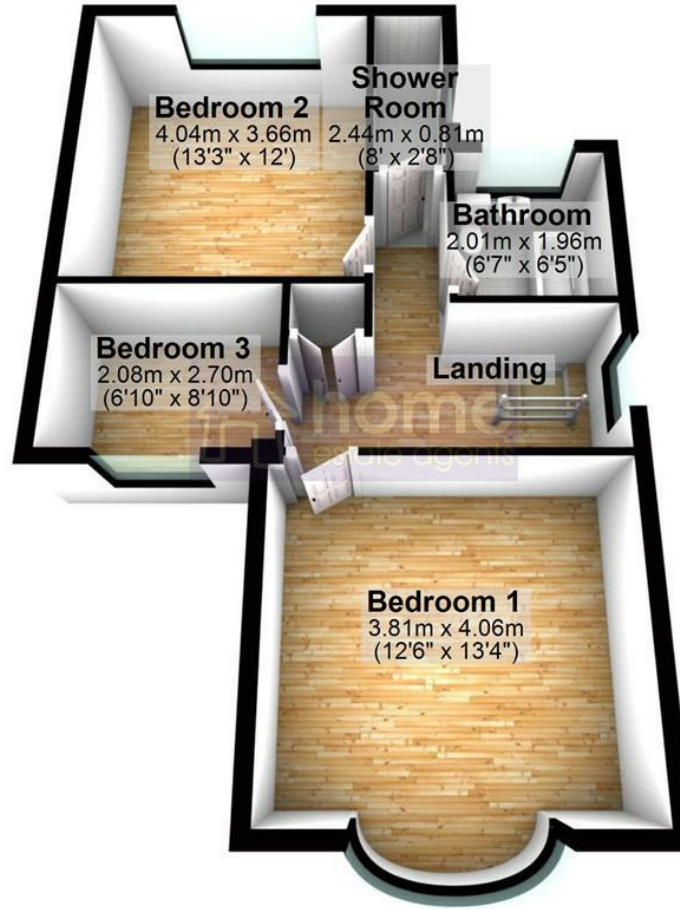




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(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