



Rookery Close  
Stalybridge, SK15 2TS

Offers over £500,000



There's no agent like home

Welcome to this delightful four-bedroom home, nestled in a tranquil cul-de-sac within the highly regarded Mottram Rise area. This property is perfectly situated for families, being close to the popular Stalyhill schools and offering fantastic access to open countryside.

As you enter the home, you are greeted by a welcoming porch and entrance hall, setting the tone for the rest of the property. The ground floor features a spacious, comfortable lounge perfect for relaxing and entertaining, as well as a separate dining room ideal for family meals and gatherings. The well-appointed kitchen is a highlight, with ample storage and workspace, and French doors that open out to the rear garden, providing a seamless transition between indoor and outdoor living. Adjacent to the dining room is a charming conservatory, offering additional living space and a tranquil spot to enjoy garden views throughout the year. Upstairs, the property boasts four generously sized bedrooms, each offering ample space and natural light. The family bathroom is modern and well equipped to meet the needs of a busy household. Outside, the home continues to impress with a front lawned garden and a driveway that leads to an integral garage with a utility area and integrated appliances, providing off-road parking and additional functional space. The enclosed rear garden is beautifully maintained, featuring a paved patio area perfect for outdoor dining and relaxation, as well as a lush lawn surrounded by mature shrubs, offering a private and serene outdoor space.

This well-presented home is ideal for a growing family seeking comfort, convenience, and a peaceful setting. With its fantastic location, excellent nearby schools, and easy access to scenic countryside walks, this property offers a perfect blend of suburban tranquility and practical family living. Don't miss the opportunity to make this charming house your new home. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Porch

Door to front, double glazed window to side, radiator, door leading to:

### Entrance Hall

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

### Living Room 13'8" x 14'2" (4.17m x 4.31m)

Double glazed bay window to front, radiator, feature fireplace with inset fire, double doors leading to:

### Dining Room 9'10" x 9'3" (2.99m x 2.82m)

Radiator, double glazed sliding door leading to conservatory, door leading to:

### Kitchen 9'10" x 16'3" (2.99m x 4.96m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, matching island/breakfast bar, two integrated fridges, integrated freezer, integrated dishwasher, built-in oven, built-in hob, built-in microwave, double glazed window to rear, radiator, door to storage cupboard, door leading to garage, double glazed French doors leading out to rear garden.

### Conservatory 7'9" x 9'3" (2.37m x 2.82m)

Double glazed windows to sides, radiator, double glazed French doors leading out to rear garden.

## FIRST FLOOR

### Landing

Door to storage cupboard, doors leading to:

### Bedroom 1 11'11" x 10'0" (3.63m x 3.05m)

Double glazed window to front, radiator.

### Bedroom 2 8'11" x 12'5" (2.71m x 3.79m)

Double glazed window to front, radiator.

### Bedroom 3 11'7" x 10'0" (3.54m x 3.05m)

Double glazed window to rear, radiator.

### Bedroom 4 11'7" x 6'1" (3.54m x 1.86m)

Double glazed window to rear, radiator, doors to storage cupboard.

### Bathroom 5'5" x 7'9" (1.65m x 2.36m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls.

### OUTSIDE

Well maintained lawn to the front with block paved driveway leading to the garage. Well maintained garden to the rear with paved patio seating area and lawn surrounded by mature shrubs.

### Garage 17'2" x 8'2" (5.24m x 2.50m)

Up and over door, radiator, utility area fitted with matching range of base and eye-level units to the rear with integrated washing machine and integrated tumble dryer.

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

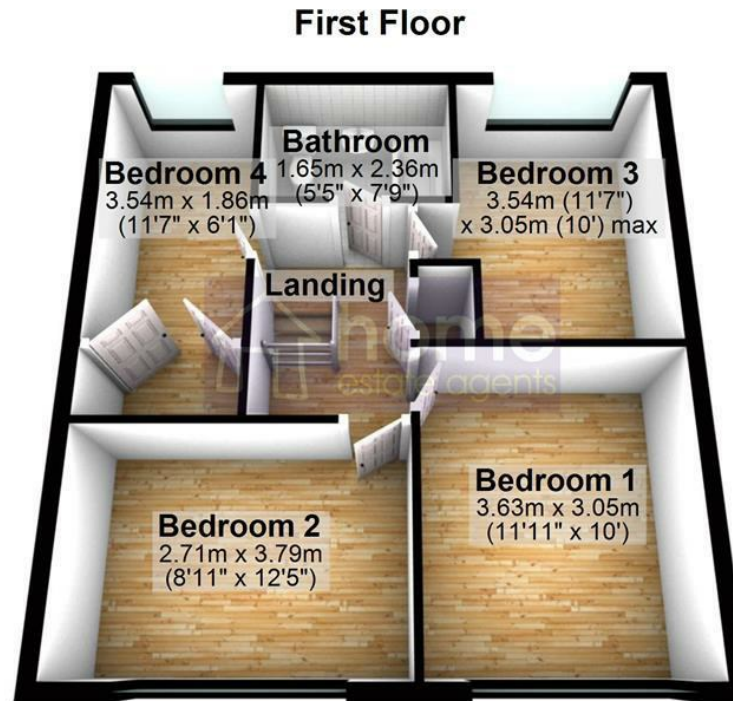
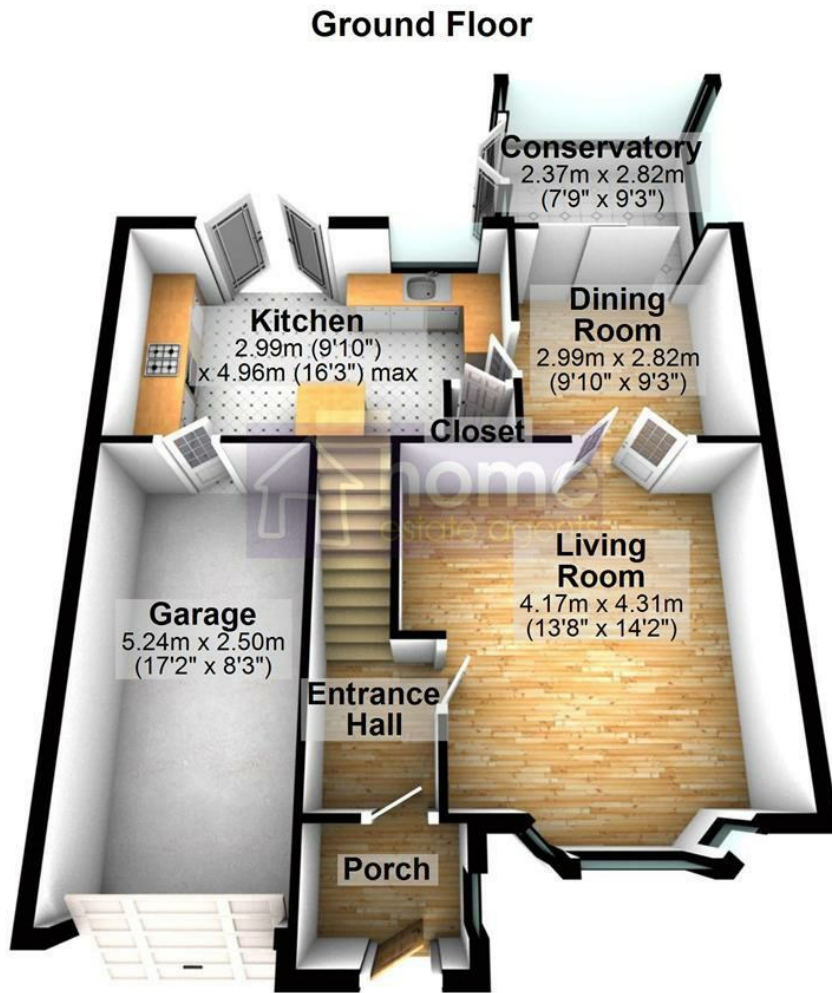
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC