



Linden Road
Stalybridge, SK15 2SL

Offers over £850,000

Presenting a stunning, unique five-bedroom detached property situated in the highly sought-after Mottram Rise area. This exceptional family home is in close proximity to schools, local amenities, and excellent transport links. Nature enthusiasts will appreciate the nearby Cheetham Park and Stalybridge Country Park, perfect for enjoying outdoor activities.

Beautifully remodeled by the current owners, this spacious home offers ample space for both relaxation and entertainment. The bright and grand entrance hall welcomes you into the dual-aspect sitting room, providing a warm and inviting atmosphere. Adjacent to this is a comfortable lounge and a versatile dining/sitting room with bi-fold doors that open to the rear garden, seamlessly connecting indoor and outdoor living spaces. The open-plan kitchen is designed with modern fittings and fixtures, creating an ideal space for family gatherings and culinary adventures, a utility area and a convenient WC, ensures practicality and ease of living. A luxurious bedroom with an en-suite completes the ground floor layout, providing a private retreat for guests or family members.

Ascending to the first floor, you will find four generously sized bedrooms, two of which boast en-suite bathrooms, offering privacy and convenience. A well-appointed family bathroom serves the remaining bedrooms, ensuring comfort for all residents, creating a tranquil and picturesque environment.

The property is further enhanced by a spacious electric-gated driveway to the front, providing ample parking for multiple vehicles. The gorgeous landscaped rear garden is a true highlight, featuring a paved patio seating area perfect for al fresco dining and social gatherings. Steps lead down to a lush lawn surrounded by well-maintained planted borders, creating a tranquil and picturesque environment. A further paved, covered seating area provides a sheltered spot to relax and enjoy the breathtaking views. Don't miss the chance to make this your forever home!



GROUND FLOOR

Hallway

Door to front, two double glazed windows to front, stairs leading to first floor, doors leading to:

Lounge 15'6" x 15'0" (4.72m x 4.57m)
Double glazed window to front, radiator.

Sitting Room 9'1" x 17'9" (2.77m x 5.42m)
Double glazed window to side, two full length double glazed windows to rear with stunning views, radiator.

Dining Room/Sitting Room 11'3" x 29'8" (3.43m x 9.03m)
Two radiators, bi-fold door opening out to rear garden, open plan to:

Kitchen 15'10" x 14'5" (4.83m x 4.40m)
Fitted with a matching range of base and eye level units with worktop space over, matching island unit with cupboards under, inset sink with mixer tap, tiled splashbacks, space for range cooker, built-in ovens, built-in hob with extractor hood over, integrated dishwasher, two double glazed windows to front.

Cloakroom

Two piece suite comprising low-level WC and vanity wash hand basin, heated towel rail, tiled walls.

Inner Hallway

Radiator, doors leading to:

Bedroom 1 10'6" x 17'9" (3.20m x 5.42m)
Two double glazed windows to front, radiator, door leading to:

En-suite 8'1" x 5'10" (2.46m x 1.78m)
Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, double glazed window to side, heated towel rail, part tiled walls.

Utility Area 3'4" x 2'10" (1.02m x 0.86m)
Plumbing for washing machine, space for tumble dryer.

FIRST FLOOR

Landing

Double glazed window to front, radiator, doors leading to:

Bedroom 2 18'6" x 18'6" (5.63m x 5.64m)
Two double glazed windows to rear, radiator, door leading to:

En-suite 6'11" x 9'7" (2.11m x 2.93m)
Three piece suite comprising shower area, low-level WC, vanity wash hand basin, heated towel rail, double glazed velux window to front.

Bedroom 3 18'6" x 10'0" (5.63m x 3.05m)
Double glazed window to rear, double glazed velux window to front, radiator, door leading to:

En-suite 4'9" x 9'9" (1.45m x 2.97m)
Three piece suite comprising shower area, low-level WC and vanity wash hand basin, heated towel rail, double glazed velux window to front.

Bedroom 4 8'10" x 16'0" (2.68m x 4.87m)
Two double glazed windows to rear, radiator.

Bedroom 5 9'4" x 14'0" (2.85m x 4.27m)
Double glazed window to rear, window to rear, radiator.

Shower Room 4'9" x 11'5" (1.45m x 3.49m)
Three piece suite comprising shower area, low-level WC and vanity wash hand basin, heated towel rail, double glazed window to front.

OUTSIDE

Electric gated driveway to the front providing ample off road parking. Enclosed well maintained landscaped garden to the rear with paved patio area with beautiful far reaching views. Steps leading down to lawn area with further covered patio area surrounded by mature shrubs.

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/herself of all measurements prior to purchase.

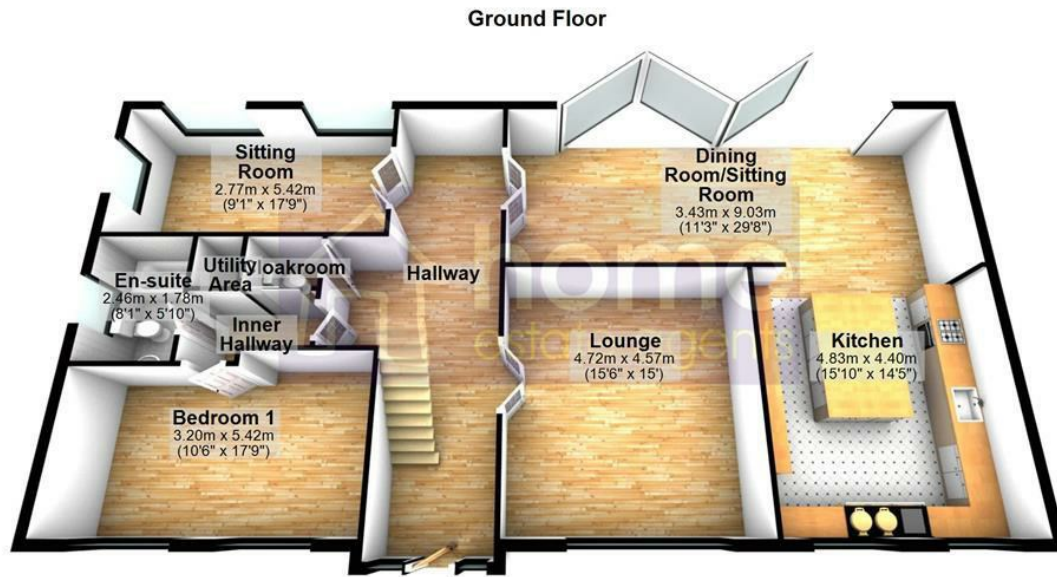
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify

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