



Mottram Road
Stalybridge, SK15 2RY

Offers over £750,000



There's no agent like home

Welcome to this delightful 1920s four-bedroom detached house located on the highly sought-after Mottram Road. With over 2400 square feet of living space, This charming property is conveniently situated within easy reach of Stalybridge town centre, providing quick access to amenities, transport links, Cheetham Park, and countryside walks, perfect for enjoying the great outdoors. The house boasts stunning greenery views to the rear, offering a serene and picturesque setting.

This inviting family home is ready for someone to put their own stamp on it. The ground floor features an entrance hall leading to a hallway, a charming drawing room, and a cozy living room with a feature fireplace. The dual aspect sitting room is a highlight, with French doors opening to the garden and a log-burning stove creating a warm and welcoming atmosphere. The ground floor also includes a well-appointed kitchen, a utility room, and a convenient WC. Upstairs, you will find four generously sized bedrooms, with the fourth bedroom offering a balcony with breathtaking views. A four-piece bathroom and a separate WC complete this floor, providing comfort and convenience for the whole family.

The property is enhanced by a driveway leading to a detached garage, offering ample parking and additional storage space. The mature tree frontage adds to the curb appeal, while the enclosed garden to the rear is mainly laid to lawn with a patio area and planted borders, ideal for outdoor activities and relaxation. Additionally, there are outbuildings comprising a utility room, WC, and storage rooms, providing practical solutions for everyday living.

This grand family home on Mottram Road offers a unique opportunity to enjoy spacious living in a sought-after location, with the potential to create your dream home. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to front, double doors leading to:

Hallway

Double glazed window to rear, radiator, stairs leading to first floor, doors leading to:

Drawing Room 15'5" x 15'1" (4.69m x 4.60m)

Double glazed bay window to front, feature fireplace, radiator.

Living Room 23'2" x 18'3" (7.06m x 5.55m)

Double glazed bow window to front, double glazed window to rear, double glazed window to side, double glazed window to front, feature fireplace, radiator, door leading to:

Sitting Room 15'7" x 14'2" (4.74m x 4.33m)

Two double glazed windows to rear, two double glazed windows to side, feature log burning stove, radiator, double glazed French doors leading to:

Inner Hallway

Doors leading to:

WC

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

Kitchen 13'3" x 11'0" (4.05m x 3.36m)

Fitted with a matching range of base and eye level units with worktop space over, sink with drainer and mixer tap, space for fridge/freezer, space for cooker, double glazed window to rear, door leading to:

Utility 8'2" x 5'11" (2.48m x 1.81m)

Plumbing for washing machine, space for tumble dryer, double glazed window to front, double glazed window to side, door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to front, doors leading to:

Bedroom 1 15'0" x 15'1" (4.57m x 4.60m)

Double glazed bay window to front, radiator.

Bedroom 2 13'10" x 14'2" (4.21m x 4.33m)

Double glazed window to front, radiator.

Bedroom 3 13'3" x 11'0" (4.05m x 3.35m)

Double glazed window to rear, radiator.

Bedroom 4 8'9" x 14'2" (2.67m x 4.33m)

Radiator, double glazed door leading out to balcony.

Balcony 14'6" x 15'0" (4.42m x 4.57m)

Beautiful views to the rear.

Bathroom 8'2" x 10'4" (2.50m x 3.15m)

Four piece suite comprising corner bath, pedestal wash hand basin, shower enclosure and low-level WC, tiled walls, two double glazed windows to rear, radiator.

Separate WC

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

OUTSIDE

Driveway to the front leading to the garage. Mature tree fronted. Enclosed garden to the rear mainly laid to lawn with patio area and planted borders. Outbuildings comprising of storage rooms, utility rooms and wc.

Garage

Two double glazed windows to side, Up and over door.

DISCLAIMER

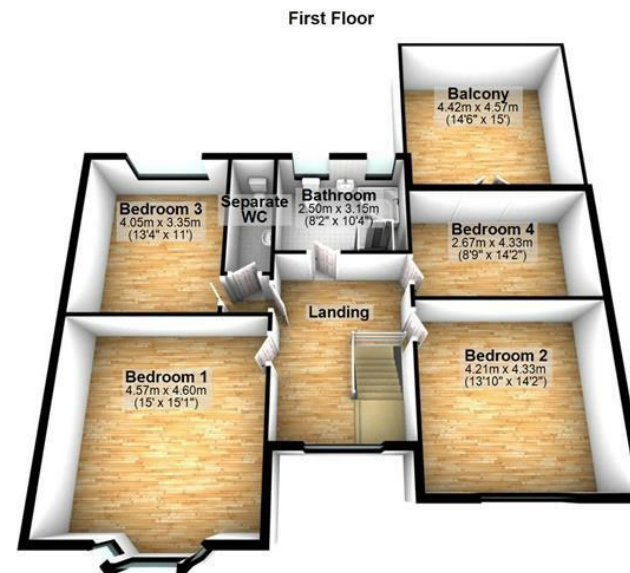
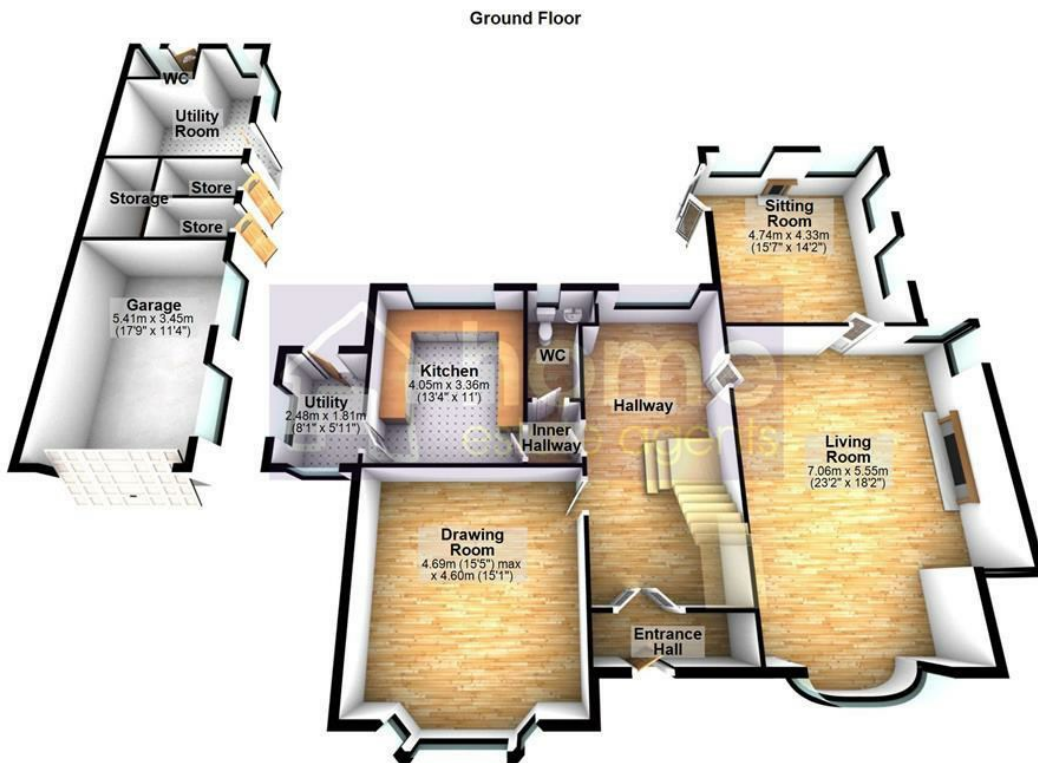
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary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





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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 