



Hunters Court
Stalybridge, SK15 2UH

Offers over £475,000

Situated on a highly sought-after cul-de-sac off Mottram Old Road, this exquisite four-bedroom detached house offers an ideal family home. Located close to the popular Stalyhill Schools, Stalybridge, local amenities, and transport links, it also provides easy access to picturesque countryside walks. This high-spec property boasts stunning countryside views to the rear and is available with no vendor chain, ensuring a smooth and swift purchase process.

Upon entering, the welcoming hallway leads to a convenient cloakroom and a spacious lounge/diner, featuring elegant bi-fold doors that seamlessly open into the orangery, creating a bright and airy living space. The ground floor also includes a well-appointed modern kitchen/breakfast room, perfect for family meals and entertaining

Upstairs, the first floor comprises four generously sized bedrooms. The master bedroom benefits from an en-suite shower room, offering a private retreat within the home. The additional three bedrooms provide ample space for family members or guests, complemented by a well-designed family shower room.

The exterior of the property features a well-maintained lawned garden at the front, enhancing the home's curb appeal. A spacious driveway provides off-road parking for approximately six cars and leads to a detached double garage with a remote-controlled door and a practical utility area. The rear garden is a true highlight, featuring a paved patio ideal for outdoor dining and a lush lawn area, all with far-reaching views of the beautiful countryside, perfect for relaxation and outdoor activities.

This family home combines modern living with convenience and natural beauty, making it a perfect choice for those seeking a comfortable and stylish residence in a desirable location. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

Door to front, radiator, stairs leading to first floor, doors leading to:

Cloakroom

Double glazed window to side, two piece suite comprising, vanity wash hand basin and low-level WC, half tiled walls, radiator.

Lounge/Diner 27'10" x 11'7" (8.48m x 3.53m)

Double glazed window to front, two radiators, bi-fold door leading to conservatory, door leading to:

Kitchen/Breakfast Room 14'1" x 9'10" (4.28m x 2.99m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to side.

Orangery 12'2" x 13'4" (3.71m x 4.06m)

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

FIRST FLOOR

Landing

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

Bedroom 1 12'11" x 11'7" (3.94m x 3.53m)

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

En-suite

Three piece suite comprising, vanity wash hand basin, shower area and low-level WC, part tiled walls, double glazed window to side, heated towel rail.

Bedroom 2 11'11" x 11'7" (3.64m x 3.53m)

Double glazed window to rear, radiator.

Bedroom 3 7'7" x 10'2" (2.31m x 3.10m)

Double glazed window to rear, radiator.

Bedroom 4 7'0" x 9'10" (2.13m x 2.99m)

Double glazed window to front, radiator.

Shower Room 6'2" x 6'6" (1.87m x 1.97m)

Three piece suite comprising shower area, vanity wash hand basin and low-level WC tiled walls, double glazed window to side.

OUTSIDE

Lawned garden to the front with spacious driveway providing ample off road parking. Well maintained garden to the rear with paved patio and lawn areas and benefits from far reaching views.

Garage

Double glazed window to rear, remote-controlled roller door, plumbing for automatic washing machine, space for freezer and tumble dryer.

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.

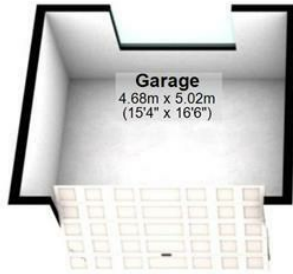
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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		80
(69-80) C	71	
(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 