



Holly Close  
Stalybridge, SK15 2AN  
Offers over £362,500

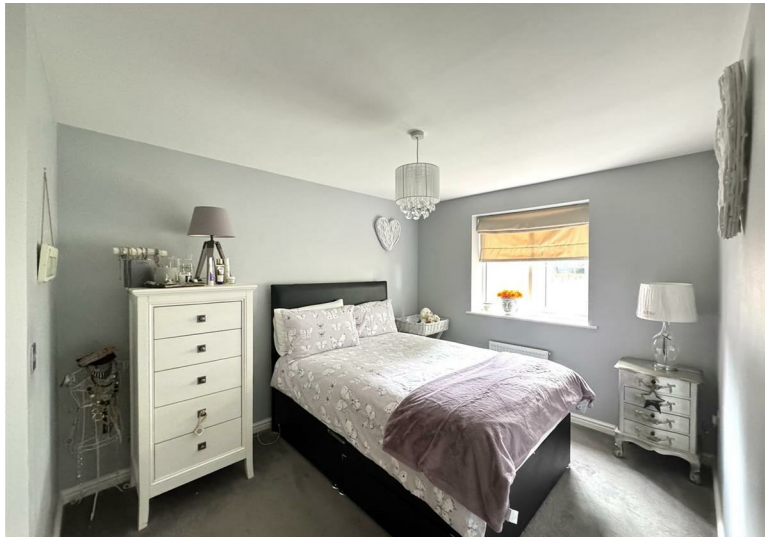


IN THIS DEVELOPMENT THERE ARE SEVERAL INDIVIDUAL DESIGNS OF TOWN HOUSE WHICH CAN LOOK DECEIVING. This town house in particular is a larger plot designed and stands out due to its large garden, a garage, and more square footage.

The property is decorated in a neutral palette, making it ready for immediate move-in and provides generous and adaptable living space across three floors. Nestled within a sought-after development, this residence enjoys a prime position set back from Mottram Road, offering convenience to esteemed local primary and junior schools, a host of amenities, excellent transport links, and the serene greenery of Cheethams Park.

Upon entering, you're greeted by a welcoming ambiance, with a spacious kitchen/diner serving as the heart of the home. Boasting bi-fold doors that seamlessly extend the living space into the rear garden. A convenient WC on the ground floor adds to the practicality of the layout. Ascend to the first floor, where you'll find a spacious lounge, ideal for relaxation or entertaining guests, alongside the flexibility of a third bedroom or formal dining area. Additionally, a versatile room serves perfectly as a home office, study or another bedroom, offering adaptability to suit your lifestyle requirements. The second floor unveils a haven of tranquility with three generously sized bedrooms, including a luxurious master suite boasting French doors leading to a Juliette balcony, creating a serene retreat for unwinding after a long day. This masterful space is complemented by an en-suite bathroom, elevating the experience of everyday indulgence. A well-appointed family bathroom caters to the needs of the household with modern fixtures and fittings. A fully newly boarded loft provides additional storage space.

This property has a large, private and tranquil garden, where you can sit and appreciate nature at its finest with a thoughtfully designed patio dining area perfect for entertaining or family gatherings.



## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

### WC

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

### Kitchen/Diner 9'8" x 16'0" (2.95m x 4.88m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine, double glazed window to rear, radiator, bi-fold door leading out to rear garden.

## FIRST FLOOR

### Landing

Stairs to second floor, doors leading to:

### Lounge 13'3" x 16'0" (4.05m x 4.88m)

Double glazed window to rear, radiator, double glazed French doors leading out onto Juliette balcony.

### Bedroom 3 / Diningroom 13'9" x 9'2" (4.19m x 2.80m)

Double glazed window to front, radiator.

### Bedroom 5 / office 6'5" x 6'5" (1.96m x 1.96m)

Double glazed window to front, radiator.

## SECOND FLOOR

### Landing

Doors leading to:

### Bedroom 1 12'10" x 9'0" (3.90m x 2.74m)

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

### En-suite

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, tiled splashbacks, heated towel rail.

### Bedroom 2 11'3" x 9'0" (3.43m x 2.74m)

Double glazed window to front, radiator.

### Bedroom 4 9'6" x 6'7" (2.89m x 2.00m)

Double glazed window to rear, radiator.

### Bathroom 6'3" x 6'7" (1.91m x 2.00m)

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

### OUTSIDE

Driveway to the front leading to garage. Enclosed well maintained generously sized garden to the rear mainly laid to lawn.

### Garage

Up and over door.

### DISCLAIMER

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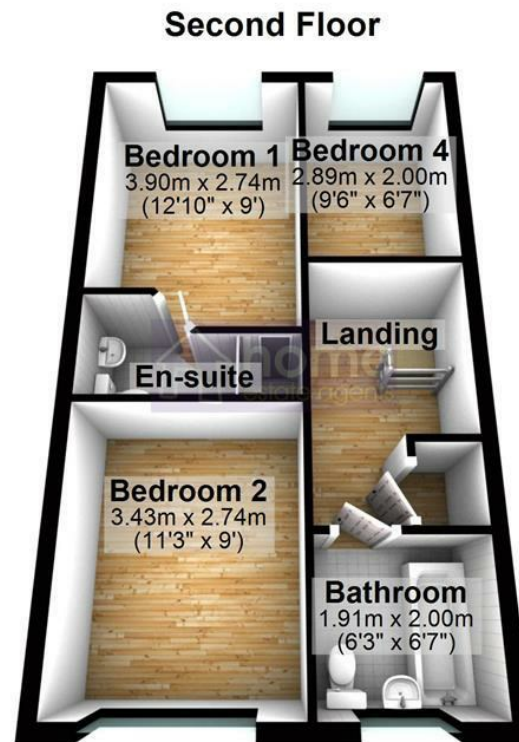
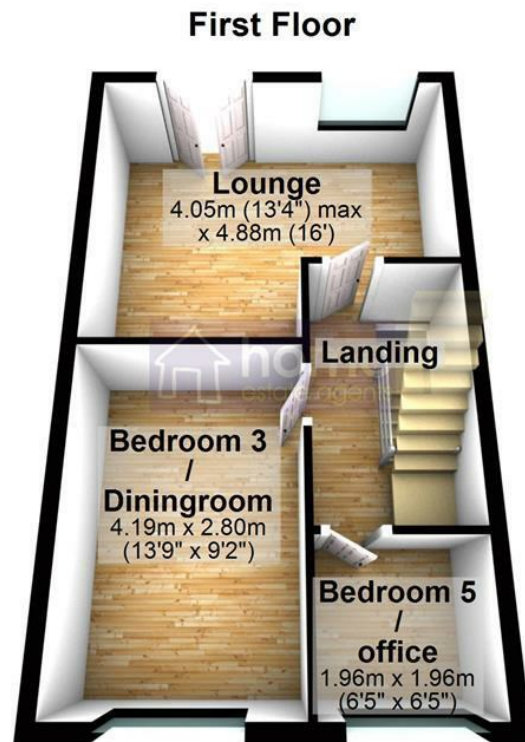
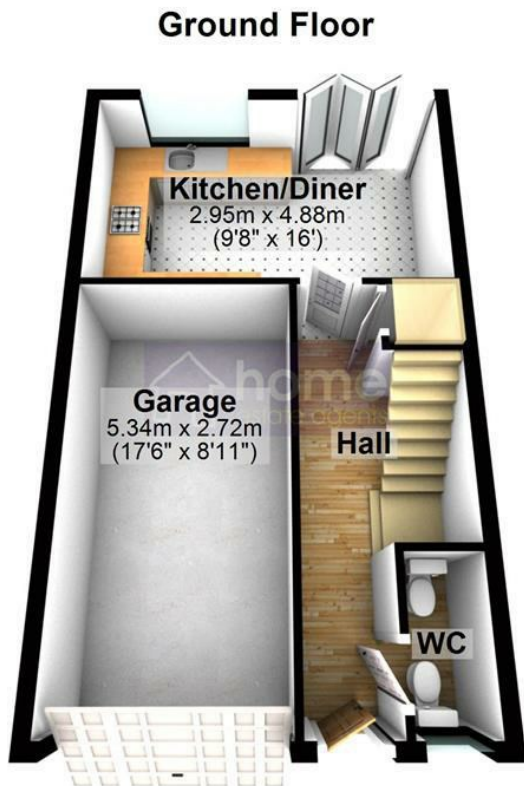
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not 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