



Acresbrook  
Stalybridge, SK15 2QT

Offers over £720,000



There's no agent like home



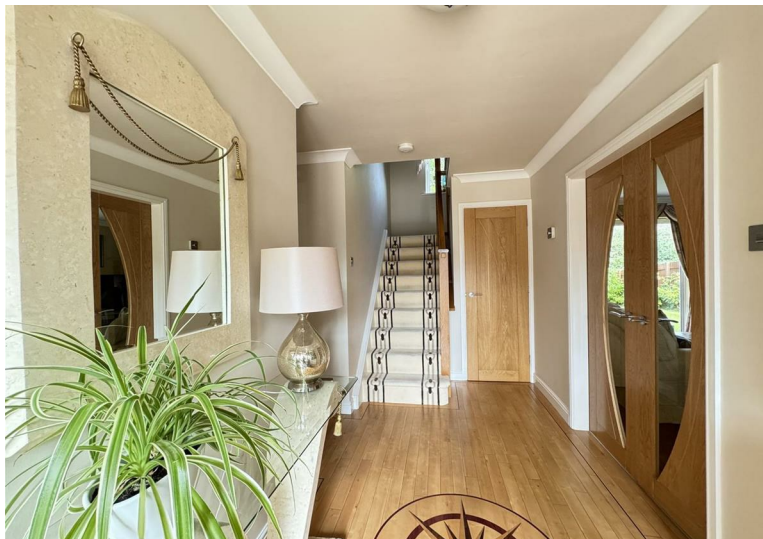
This impressive executive five-bedroom detached home, situated within the prestigious Acresbrook development, offers a perfect blend of luxury and convenience. Set behind a secure gated entrance, the property is located in a highly desirable area, making it ideal for families. Its proximity to popular local schools, shops, and amenities, along with excellent transport links, ensures that everything you need is within easy reach. Nature lovers will appreciate the easy access to Cheetham Park and the surrounding scenic countryside, perfect for leisurely walks.

Inside, this immaculately presented home provides generous living space. The ground floor boasts a hallway that leads into a bright and spacious lounge. Additional reception rooms include a comfortable sitting room and a formal dining room, ideal for hosting guests. The well-appointed kitchen/breakfast room is designed with both style and functionality in mind, offering ample storage and workspace, alongside a practical utility room. There is also a downstairs WC for added convenience.

The unique layout includes a staircase that leads to a separate family room located above the garage, providing additional privacy and flexibility. This space, complete with a shower room, is perfect for a home office, a guest suite, or a teenager's retreat.

Upstairs, the first floor features five spacious bedrooms. The master bedroom with its own dressing room and luxurious en-suite bathroom. The second bedroom also includes an en-suite, making it ideal for guests or older children, while the remaining bedrooms share access to a stylish four-piece family bathroom.

Externally, the front offers a block-paved driveway, providing ample off-road parking, leading to the integral garage, complemented by a neat lawn and mature shrubs and trees. To the side and rear, a substantial enclosed garden is primarily laid to lawn, with a well-maintained raised decked seating area, creating the perfect spot for outdoor dining.



**GROUND FLOOR**

**Hallway**

Door to front, double glazed window to rear, two double glazed windows to front, two radiators, stairs leading to first floor, door to storage cupboard, doors leading to:

**Lounge** 19'2" x 16'4" (5.84m x 4.99m)

Double glazed bay window to front, double glazed window to rear, double glazed window to front, feature fireplace with inset fire, two radiators, sliding patio door leading out to rear garden.

**Cloakroom**

Two piece suite comprising wash hadn't basin and low-level WC, radiator.

**Sitting Room** 9'0" x 7'10" (2.74m x 2.39m)

Double glazed window to rear, radiator.

**Dining Room** 14'2" x 10'8" (4.32m x 3.25m)

Double glazed window to side, radiator, double glazed French doors leading out to rear garden.

**Kitchen/Breakfast Room** 15'9" x 16'2" (4.80m x 4.94m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated fridge/freezer, built-in range style oven with extractor hood over, two double glazed windows to side, door leading to:

**Utility Room** 9'1" x 5'0" (2.78m x 1.53m)

Plumbing for washing machine, space for tumble dryer, double glazed window to side, radiator, door leading out to side, door leading to:

**Inner Hallway**

Double glazed window to side, radiator, door leading to garage, stairs leading up to family room.

**Family Room** 15'7" x 16'0" (4.75m x 4.88m)

Double glazed window to side, double glazed window to front, sliding door leading to:

**Shower Room**

Three piece suite comprising shower enclosure, wash hand basin and low-level WC, tiled walls, radiator.

**FIRST FLOOR**

**Landing**

Double glazed window to rear, radiator, door to storage cupboard, doors leading to:

**Dressing Room** 7'4" x 6'0" (2.24m x 1.83m)

Door leading to en-suite, open plan to:

**Master Bedroom** 11'1" x 16'7" (3.37m x 5.05m)

Double glazed window to side, radiator.

**En-suite**

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

**Bedroom 2** 10'1" x 12'0" (3.07m x 3.66m)

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

**En-suite**

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

**Bedroom 3** 8'10" x 12'8" (2.69m x 3.87m)

Double glazed window to rear, radiator.

**Bedroom 4** 11'6" x 9'2" (3.50m x 2.79m)

Double glazed window to rear, radiator.

**Bedroom 5** 8'6" x 9'10" (2.59m x 3.00m)

Double glazed window to rear, radiator.

**Bathroom**

Four piece suite comprising bath, vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to front.

**OUTSIDE**

Block paved spacious driveway leading to the integral garage. Lawn area and mature planted shrubs and trees. Enclosed substantial garden to the rear and side mainly laid to lawn with raised decking seating area.

**Garage** 15'3" x 16'2" (4.66m x 4.94m)

Double glazed window to front, electric up and over door, door leading to inner hallway.

**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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Total area: approx. 227.9 sq. metres (2452.9 sq. feet)

| 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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |