



Hunters Court  
Stalybridge, SK15 2UH  
Offers over £550,000

This luxurious four-bedroom family home offers spacious accommodation across three beautifully appointed floors, completed to an exceptionally high standard. Situated in a highly sought-after location just off Mottram Old Road, with picturesque countryside walks nearby and Stalybridge Town Centre just a short drive away, it is also within easy reach of Stalyhill Infant and Junior Schools, making it an ideal choice for families.

Upon entering, a welcoming hallway leads to a cosy lounge perfect for relaxation. The heart of the home is the open-plan kitchen and dining area, which features modern fittings, sleek countertops, and ample space for entertaining. The bi-fold doors flood the space with natural light and provide seamless access to the landscaped rear garden, ideal for indoor-outdoor living. Ceiling skylights further enhance the bright and airy feel, while underfloor heating throughout the ground floor ensures comfort during colder months. Additionally, a cloakroom on this level offers practicality for everyday use.

On the first floor, three well-proportioned double bedrooms provide ample space, each thoughtfully designed to ensure both comfort and style. The luxurious four-piece family bathroom offers a spa-like experience with stylish fixtures. The second floor is dedicated to the master suite, creating a private sanctuary for relaxation. This spacious bedroom features a sleek en-suite bathroom, offering the perfect retreat after a long day.

Externally, the property is equally impressive, with a spacious block-paved driveway offering ample off-street parking for multiple vehicles. To the rear, the enclosed landscaped garden is a true haven, featuring a paved patio area ideal for outdoor dining alongside an artificial lawn that provides a low-maintenance space for children to play or for simply enjoying the outdoors.

This stunning home combines elegance, functionality and a prime location, making it the perfect choice for families. **\*\*Viewing Recommended!\*\***



## GROUND FLOOR

### Hallway

Double glazed window to front, oak staircase with glass balustrade leading to first floor, door to storage cupboard, underfloor heating, doors leading to:

### Lounge 13'0" x 12'0" (3.97m x 3.66m)

Double glazed window to front, underfloor heating.

### Kitchen/Dining Room 19'7" x 19'5" (5.97m x 5.93m)

Fitted with a matching range of base and eye level units with worktop space over, matching island unit with storage under and integrated hob, inset sink with mixer tap, integrated fridge/freezer, built-in eye level oven, hob, built-in microwave, underfloor heating, double glazed window to side, three ceiling skylights, bi-fold door leading out to rear garden.

### Cloakroom

Two piece suite comprising, wash hand basin and low-level WC, part tiled walls.

## FIRST FLOOR

### Landing

Double glazed window to side, stairs leading to second floor.

### Bedroom 2 14'1" x 9'9" (4.28m x 2.97m)

Double glazed window to rear, radiator.

### Bedroom 3 10'9" x 12'2" (3.28m x 3.70m)

Double glazed window to front, radiator.

### Bedroom 4 10'8" x 9'6" (3.26m x 2.90m)

Double glazed window to rear, radiator.

### Family Bathroom 7'6" x 7" (2.29m x 2.13m)

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

## SECOND FLOOR

### Landing

Door leading to:

### Master Bedroom 13'1" x 19'5" (4.00m x 5.93m)

Three double glazed velux windows to rear, double glazed velux window to front, radiator, door leading to:

### En-suite

Three piece suite comprising double ended bath, vanity wash hand basin and low-level WC, tiled walls.

### OUTSIDE

Block paved driveway to the front. Enclosed garden to the rear with paved patio and artificial lawn area.

### DISCLAIMER

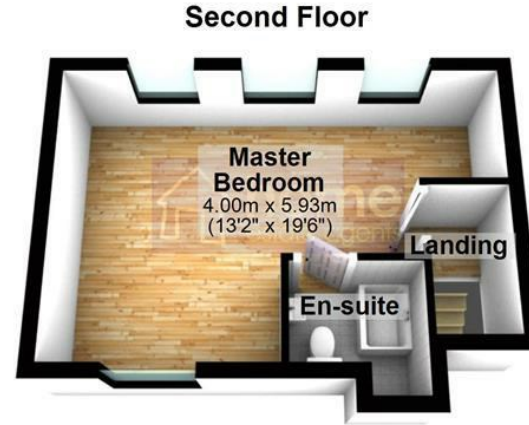
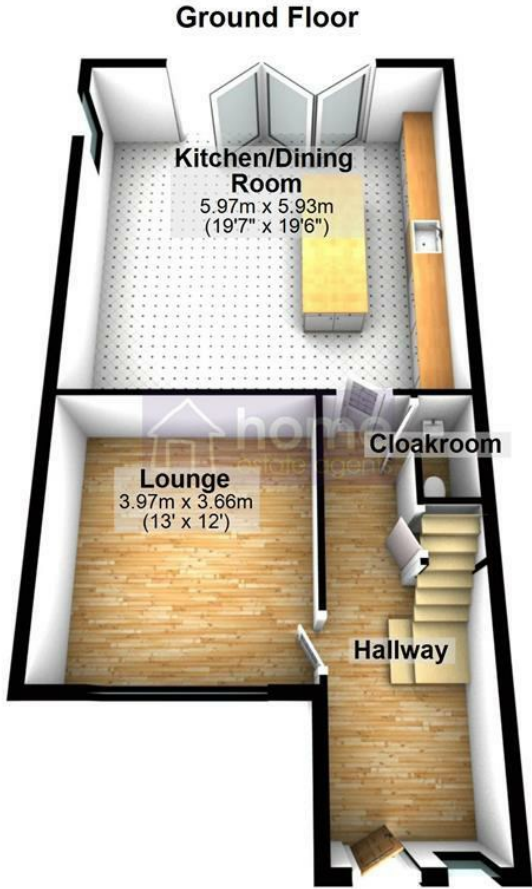
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not 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