



Hunters Court
Stalybridge, SK15 2UH
Offers over £530,000

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

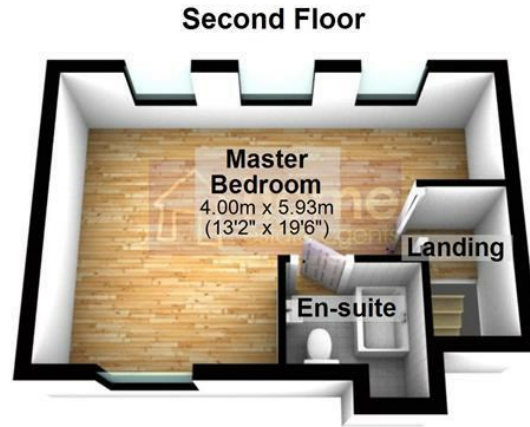
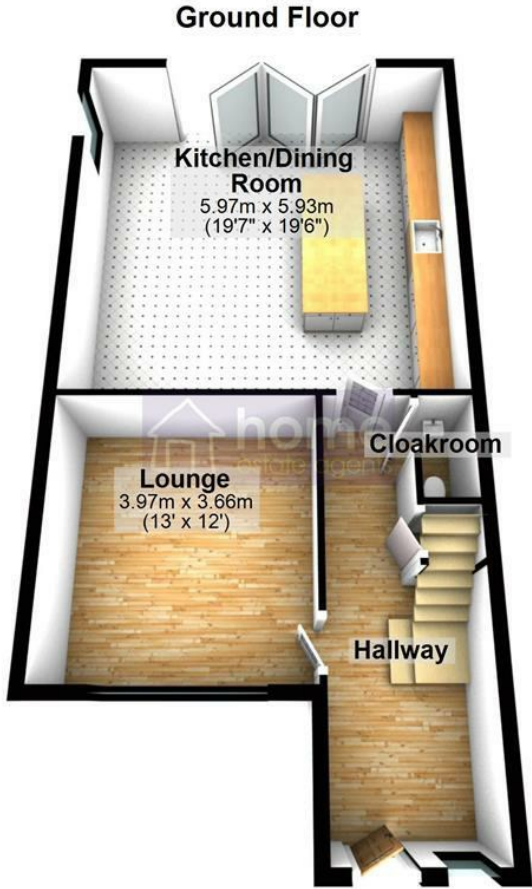
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 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		