



Blundering Lane  
Stalybridge, SK15 2ST

**Offers over £585,000**



There's no agent like home



This stunning five-bedroom detached family home offers a luxurious and spacious living experience in a highly desirable location in Stalybridge. Nestled on a private crescent with only three properties, the home boasts breathtaking open views over local fields and countryside, providing a sense of seclusion and privacy.

The home has been extended and modernised to cater to contemporary family needs. It features five double bedrooms, two bathrooms (including an en suite), and multiple reception areas such as a lounge, dining room, and a conservatory with bi-fold doors. The spacious kitchen is perfect for family gatherings, and opens up to the garden through French doors, creating a seamless indoor-outdoor flow.

Outdoor living is well catered for, with a large, beautifully maintained garden that's perfect for both play and entertaining. The garden's private setting, combined with views over Matley Lane and beyond, enhances the property's serene atmosphere. A spacious outdoor living area, accessible from the conservatory and kitchen, further emphasizes this home's appeal as a perfect spot for relaxation.

The ground floor layout includes an entrance hall, office, WC, dining room, lounge, conservatory and a kitchen/breakfast room with dining area. The first floor features five generously sized double bedrooms and two bathrooms, providing ample space for a growing family. The property also benefits from a large driveway at the front, offering parking for several vehicles.

With its proximity to Stalyhill Schools, local amenities, and transport links, this home is ideal for families seeking both space and convenience, making it a rare find for discerning buyers. **\*\*Viewing Highly Recommended\*\***





## GROUND FLOOR

### Hallway

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

### Cloakroom

Two piece suite comprising wash hand basin and low-level WC, heated towel rail.

### Office

11'10" x 11'0" (3.60m x 3.35m)

Double glazed window to front, radiator.

### Dining Room

14'0" x 11'6" (4.27m x 3.51m)

Double glazed window to front, radiator, open plan to:

### Lounge

20'0" x 11'6" (6.10m x 3.51m)

Sliding patio doors leading to:

### Conservatory

Bi-fold doors opening out to the rear garden

### Kitchen/Breakfast Room

16'9" x 11'0" (5.11m x 3.35m)

Fitted kitchen with a matching range of wall and base units with worktop space over, inset sink and drainer with boiler tap, built in Neff double oven and microwave, central island/breakfast bar housing wine rack and wine cooler, hob with extractor above, integrated dishwasher and fridge/freezer, double glazed window to side, open plan to:

### Dining Area

9'0" x 11'0" (2.74m x 3.35m)

Double glazed patio door leading out to rear garden.

## FIRST FLOOR

### Landing

Double glazed picture window to side, doors leading to:

### Master Bedroom

13'0" x 11'10" (3.97m x 3.61m)

Double glazed window to rear, radiator, door leading to walk-in wardrobe.

### Bedroom 2

12'4" x 11'0" (3.75m x 3.35m)

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

### En-suite

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

### Bedroom 3

10'1" x 10'8" (3.07m x 3.25m)

Double glazed window to rear, radiator.

### Bedroom 4

8'10" x 11'6" (2.69m x 3.51m)

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

### Bedroom 4/5

7'0" x 11'6" (2.13m x 3.51m)

Double glazed window to side, radiator.

### Family Bathroom

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

### OUTSIDE

Driveway with parking for several vehicles. Secluded good sized garden to rear with paved patio areas, lawned garden with mature shrubs and borders. Open views of the countryside to rear.

### Garage

Up and over door, door to the rear.

### 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.

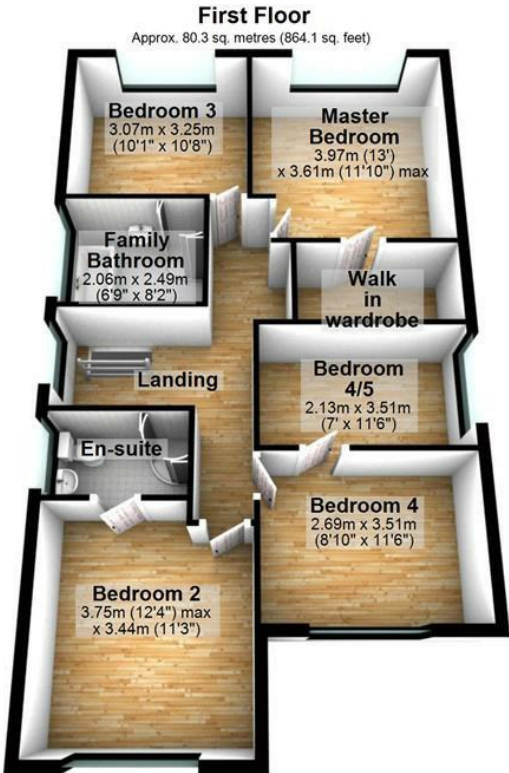
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Total area: approx. 206.0 sq. metres (2217.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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		
England & Wales		EU Directive 2002/91/EC