



Moorland Road  
Stalybridge, SK15 3JZ

Offers over £490,000



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This enchanting three-bedroom detached stone property, nestled in a peaceful countryside setting, offers a perfect blend of rustic charm and modern convenience. Surrounded by vast open farmland, the property exudes tranquility and character, making it an idyllic retreat for those seeking a rural lifestyle. A private entrance with an electric gate leads to a block-paved driveway, providing ample parking and turning space, which further extends to a detached garage complete with lighting and power—ideal for additional storage or as a workshop.

Stepping inside, the home is full of character, with exposed beams and natural stone features throughout. The entrance hall greets you with Welsh slate walls and a quarry-tiled floor, setting a warm, welcoming tone. The lounge is the heart of the house, a stunning feature fireplace and an Indian fossil stone slab floor with underfloor heating for added comfort, creating a cosy yet refined space.

The kitchen/breakfast room is designed with family living in mind, offering a snug area for casual dining or relaxation. The separate dining room is equally charming and with plenty of natural light. Bedroom three is also situated on the ground floor, flooded with natural light through skylights and enchanted by exposed stone walls, making it versatile for use as a guest room, office or additional family room.

Upstairs, the first floor houses two spacious bedrooms. The master suite enjoys an en-suite Jack-and-Jill bathroom, complete with a luxurious five-piece suite. Bedroom two also benefits from a private en-suite, ensuring comfort and privacy for all. A loft room on the second floor offers flexible use, whether as an additional bedroom, home office, or creative space.

The exterior complements the home perfectly, with a well-maintained lawned garden, surrounded by mature planted borders and offering stunning views over the surrounding farmland. This property is a harmonious blend of farmhouse charm and cottage warmth.



**GROUND FLOOR**

**Entrance Hall** 8'6" x 7'4" (2.58m x 2.24m)  
Double glazed window to front and side, Welsh slate walls, Quarry tiled floor, radiator, doors leading to:

**Lounge** 14'9" x 14'9" (4.50m x 4.50m)  
Double glazed window to side and rear, feature fireplace with decorative tiled insert and ,living flame effect gas fire, radiator, Indian fossil stone floor with under-floor heating, door leading to bedroom three, open plan to:

**Dining Room** 14'9" x 8'6" (4.50m x 2.59m)  
Two double glazed windows to side, double glazed window to front, stairs leading up to first floor.

**Kitchen/Breakfast Room** 12'8" x 19'7" (3.85m x 5.96m)  
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, space for tumble dryer, space for range cooker, fitted with extractor hood over, double glazed window to side, double glazed French doors leading out to garden, doors leading to:

**Bedroom 3** 12'4" x 9'6" (3.75m x 2.90m)  
Double glazed windows to rear and side, ceiling skylights, tiled floor, exposed stone walls.

**WC**  
Two piece suite comprising, wash hand basin and low-level WC, tiled walls, double glazed window to front.

**FIRST FLOOR**

**Landing**  
Stairs leading to second floor, doors leading to:

**Master Bedroom** 14'9" x 14'9" (4.50m x 4.50m)  
Double glazed windows to front, side and rear, radiator, door leading to:

**En-suite / Bathroom** 14'9" x 8'6" (4.50m x 2.59m)  
Five piece suite comprising corner jacuzzi bath, twin vanity wash hand basin, walk-in corner shower area and low-level WC, part tiled walls, radiator, double glazed window to side.

**Bedroom 2** 10'8" x 11'6" (3.25m x 3.51m)

Tow double glazed windows to side, double glazed window to rear, door leading to:

**En-suite**  
Three piece suite comprising wash hand basin, walk-in shower area and low-level WC, tiled walls, radiator, double glazed window to side.

**SECOND FLOOR**

**Loft Room** 14'9" x 7'0" (4.50m x 2.13m)  
Double glazed window to rear, radiator, built-in cupboards.

**OUTSIDE**  
Private entrance with an electric gate leads to a block-paved driveway, providing ample parking and turning space, detached garage complete with lighting and power. Well-maintained good sized lawned garden, surrounded by mature planted borders and offering stunning views over the surrounding farmland.

**\*\*Property re-roofed early 2024\*\***

**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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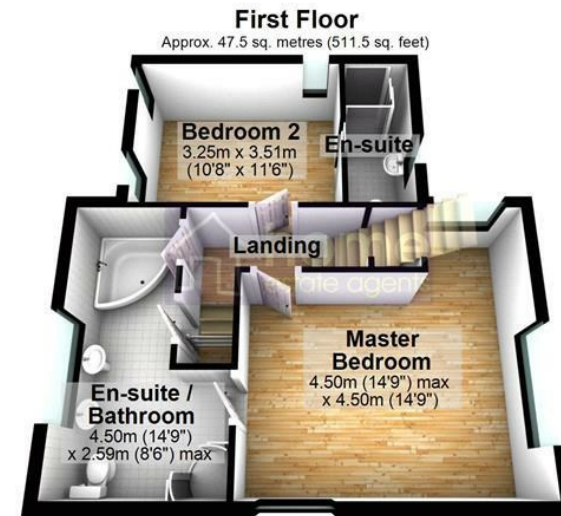
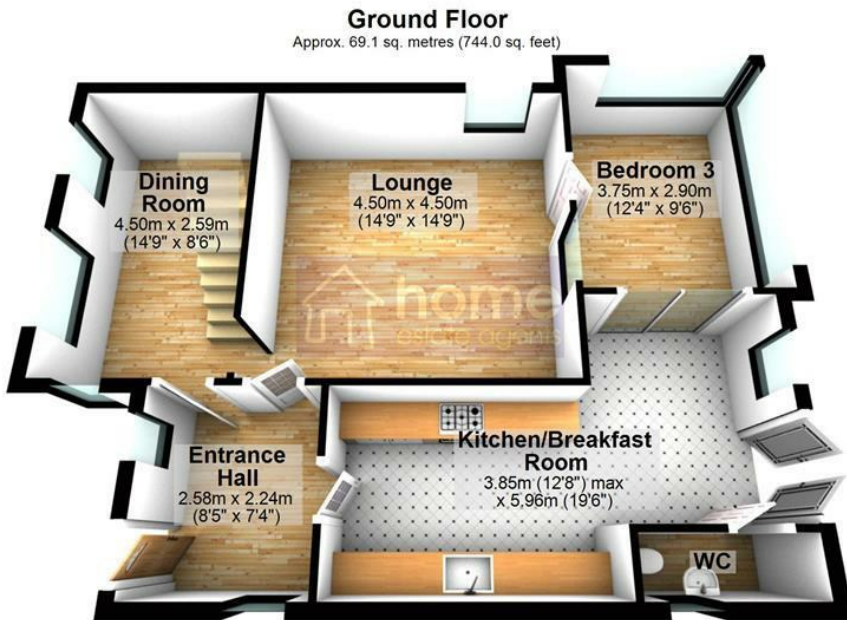












Total area: approx. 126.2 sq. metres (1358.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E	41	
(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