



Swallow Close
Stalybridge, SK15 3LU

Offers over £585,000

Immaculately presented throughout, this FIVE bedroom property showcases a thoughtful layout that combines elegance with practical living. Situated in the sought-after area of Carrbrook, residents are treated to countryside views, all while being conveniently close to local schools, amenities, and transport links. The home is also within the highly desirable catchment for Mossley Hollins High School, making it an ideal choice for families.

The ground floor is designed with family life and entertaining in mind. From the entrance porch, you're welcomed into the hallway, leading to a generously sized lounge perfect for relaxation, a formal dining room for gatherings, and a stunning open-plan kitchen that flows seamlessly into a cosy yet spacious family room. The kitchen itself is equipped with modern appliances, abundant storage, and sleek countertops, allowing culinary creativity to flourish. The family room offers a relaxed space to unwind, with direct access to the garden, perfect for summer days. A convenient utility room and a ground floor WC add to the practicality. Upstairs, five well-sized bedrooms await, each designed for comfort and privacy. The master suite, a true sanctuary, features a stylish en-suite shower room, while the additional two family bathrooms ensure no morning rush.

Outside, the expansive block-paved driveway offers ample parking for multiple vehicles. To the rear, the home boasts a private and spacious garden that's perfect for both entertaining and relaxing. The garden features a paved patio for alfresco dining, a lush lawn bordered by raised planters and a charming decked seating area, all with scenic views of the surrounding countryside. This property is not just a house; it's a lifestyle opportunity, combining luxurious living spaces, practical design, and a stunning location that puts everything you need within reach. ****Viewing Highly Recommended****



GROUND FLOOR

Porch

Composite front door, double glazed window to side, door leading to:

Hall

Stairs leading to first floor, doors leading to:

Lounge 17'1" x 11'9" (5.20m x 3.57m)

Feature fireplace with inset living flame gas fire, radiator, double glazed UPVC sliding patio doors leading out to rear garden.

Dining Room 16'2" x 9'0" (4.93m x 2.74m)

Double glazed window to front, radiator, door to under stairs storage, door leading to:

Kitchen 9'3" x 11'5" (2.83m x 3.48m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl inset sink with drainer and mixer tap, integrated fridge/freezer, integrated dishwasher, built-in oven, built-in hob with extractor hood over, built in microwave, formica splashbacks, double glazed window to rear, open plan to:

Family Room 22'10" x 9'9" (6.95m x 2.97m)

Three double glazed windows to side, two double glazed windows to rear, three radiators, vaulted ceiling, double glazed UPVC french doors leading out to rear garden, door leading to:

Utility 6'2" x 8'8" (1.88m x 2.64m)

Base level cupboard with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, UPVC double glazed door leading out to rear garden, door leading to garage.

WC

Double glazed window to front, two piece suite comprising, high gloss vanity unit with wash hand basin and low-level WC, tiled splashbacks, heated towel rail.

FIRST FLOOR

Landing

Storage cupboard housing the combi boiler, loft access, doors leading to:

Master Bedroom 16'0" x 10'7" (4.87m x 3.22m)

Double glazed window to front, radiator, fitted wardrobes, double door to walk in wardrobe, sliding door leading to:

En-suite 5'5" x 7'10" (1.66m x 2.38m)

Three piece suite comprising high gloss vanity wash hand basin, double walk in shower enclosure with rainfall shower and low-level WC, tiled walls and floor, double glazed window to rear, heated towel rail.

Bathroom 5'5" x 8'5" (1.66m x 2.56m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls and floor, double glazed window to rear, heated towel rail.

Bedroom 2 15'3" x 8'8" (4.66m x 2.63m)

Double glazed window to rear with views, double glazed window to front, built in wardrobes, radiator.

Bedroom 3 12'8" x 9'10" (3.86m x 2.99m)

Double glazed window to front, radiator, built in wardrobes.

Bedroom 4 12'0" x 8'11" (3.66m x 2.72m")

Double glazed window to front, radiator, built in wardrobes.

Bedroom 5 6'2" x 6'11" (1.88m x 2.11m)

Double glazed window to rear, radiator, views.

Bathroom 6'2" x 8'4" (1.88m x 2.54m)

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

OUTSIDE

Block paved driveway to the front of the property providing ample off road parking leading to the double garage, Enclosed garden to the rear with paved patio, lawn area with raised planters and decked seating area.

Double Garage 13'4" x 17'7" (4.07m x 5.37m)

Two up and over doors to the front.

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

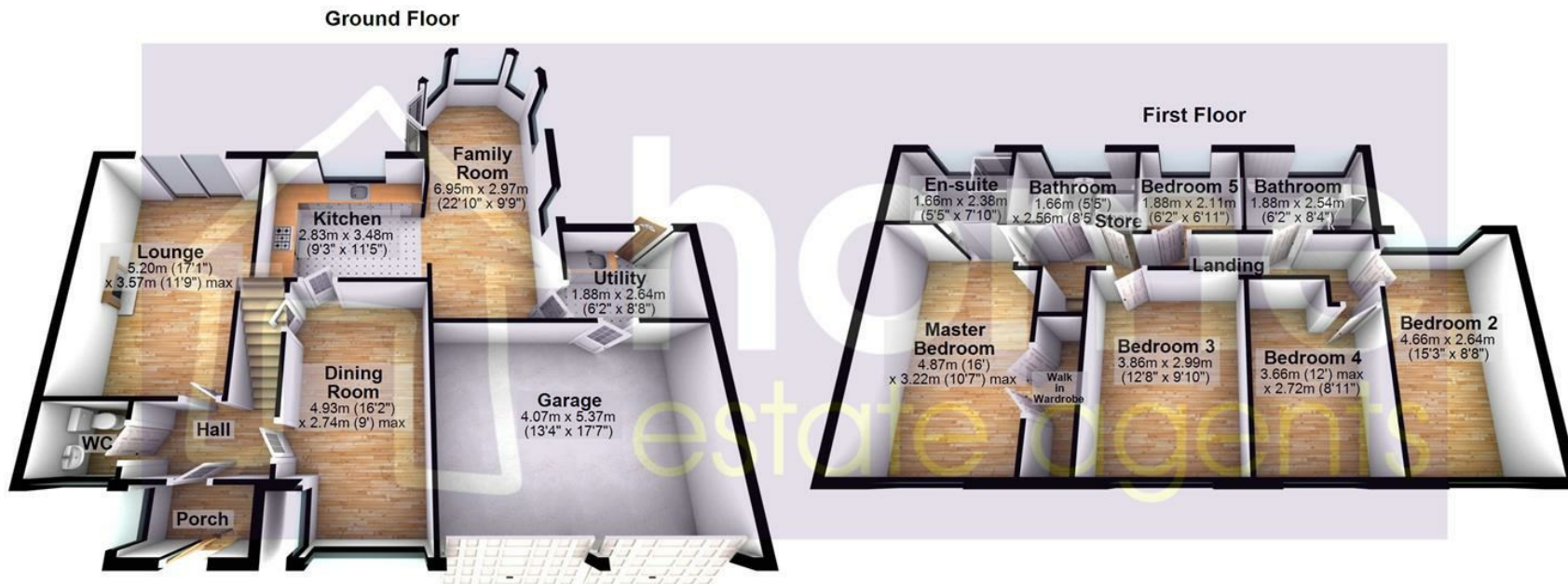
purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy 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. 176.7 sq. metres (1901.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B	71	
(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		79
(81-91) B	67	
(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