



Fox Hill Drive
Stalybridge, SK15 2RP

Offers over £465,000



There's no agent like home

Nestled in a highly sought-after cul-de-sac in Stalybridge, this spacious and immaculately presented four-bedroom detached home offers the perfect blend of modern living and scenic tranquility. With breathtaking countryside views and proximity to Cheetham Park, this home promises a peaceful lifestyle while being conveniently close to popular schools, local amenities, and excellent transport links.

Upon entering, the bright and airy entrance hallway, adorned with a striking full-length window, sets the tone for the rest of the home. This welcoming space leads to a versatile fourth bedroom, which can easily function as a home office or guest room, and provides access to the integral garage, offering both storage and secure parking.

The heart of the home is an expansive lounge and dining area, designed to accommodate both family life and entertaining. Sliding doors flood the space with natural light and open directly onto the rear garden, creating a seamless transition between indoor and outdoor living. Adjacent to the dining area, the kitchen is fitted with ample cabinetry, generous countertop space, and integrated appliances, offering a practical and stylish workspace. The sleeping accommodation is thoughtfully arranged to maximise space and comfort. The master bedroom serves as a luxurious retreat, featuring a walk-in wardrobe and a private en-suite bathroom with modern fixtures and fittings. Two additional bedrooms, both generously sized, provide versatile spaces that can be adapted to suit a growing family's needs. A sleek family bathroom, serves these bedrooms, while a discreet utility cupboard houses the washing machine and dryer for added convenience.

The exterior of the property is equally impressive. A block-paved driveway at the front provides ample parking for up to three vehicles, leading to the integral garage. The rear garden is a private sanctuary, thoughtfully designed with tiered lawns with plenty of space for relaxation and entertaining.



GROUND FLOOR

Entrance Hall

Door to front, two double glazed windows to side, radiator, stairs leading to first floor, doors leading to:

Bedroom 4/Office 17'0" x 13'7" (5.18m x 4.15m)
Double glazed window to front, radiator.

Garage 17'0" x 12'8" (5.18m x 3.85m)
Up and over door to front.

FIRST FLOOR

Stairwell

Double glazed window to side, door leading to:

Hall

Radiator, doors leading to:

Lounge/Dining Room 12'7" x 27'4" (3.84m x 8.33m)
Two double glazed windows to front, feature fireplace with inset fire, two radiators, double glazed sliding door leading out to rear garden.

Kitchen 9'11" x 16'11" (3.03m x 5.16m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for American style fridge/freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to side, radiator, door leading out to side.

Bedroom 1 11'0" x 13'3" (3.36m x 4.05m)
Double glazed window to front, radiator, open plan to:

Walk-in Wardrobe

Door leading to:

En-suite 6'5" x 6'11" (1.95m x 2.12m)
Three piece suite comprising vanity wash hand basin, walk-in shower area and low-level WC, tiled walls, double glazed window to side, heated towel rail.

Bedroom 2 13'2" x 10'2" (4.01m x 3.09m)
Double glazed window to side, radiator.

Bedroom 3 8'9" x 10'2" (2.66m x 3.09m)
Double glazed window to front, radiator.

Bathroom 5'5" x 10'2" (1.66m x 3.09m)
Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

Utility Cupboard
Plumbing for washing machine, space for tumble dryer above.

OUTSIDE

Block paved driveway to the front with space for three cars leading to the integral garage. Enclosed well maintained tiered garden to the rear mainly laid to lawn. With stunning views of the surrounding countryside.
The property also benefits from: 4kW of solar panels along with 7.8kW of associated batteries allowing the opportunity to take advantage of the overnight night time cheaper rates.

DISCLAIMER

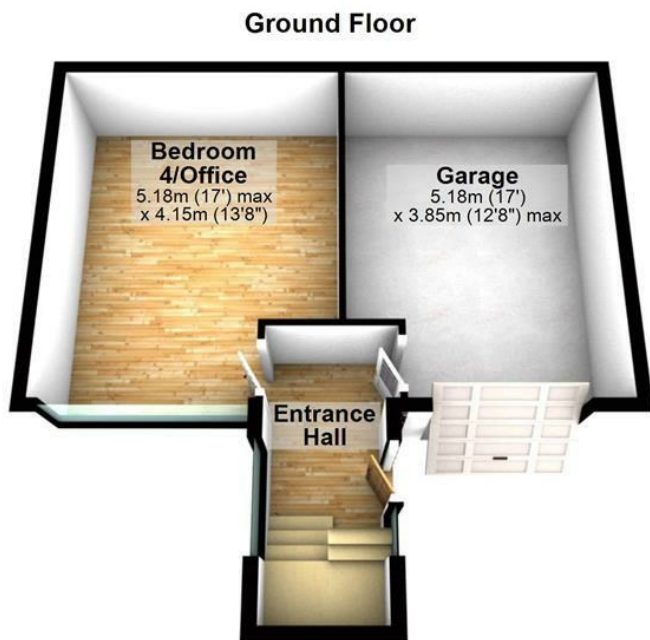
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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.

WWW.HOMEEA.CO.UK







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	63	
(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