



Stalyhill Drive  
Stalybridge, SK15 2TR

Offers in the region of £419,500



An immaculately presented and extended four-bedroom detached property located in the highly sought-after Mottram Rise area of Stalybridge. This outstanding home is ideally situated close to local amenities, excellent transport links including Stalybridge train station, Stalyhill schools and Stalybridge Country Park, perfect for enjoying scenic walks, making it a perfect choice for families.

This property offers spacious and versatile living accommodation. The ground floor features an entrance hall with built-in storage, a cloakroom for added convenience, and a hallway adorned with a bespoke balustrade. The open-plan lounge and dining room creates an impressive space for relaxing and entertaining, enhanced by a luxurious corner DRU Paco gas fire visible from two sides and a soundproof glass block wall with Alexa-controlled ambiance lighting. A versatile office/playroom offers flexibility to suit modern living needs, whether as a home office, children's playroom, or additional reception room. The kitchen is a chef's dream, equipped with ample storage, quality fixtures, and the added benefit of two sinks, perfect for multitasking and entertaining.

The first floor comprises four generously sized bedrooms, providing ample space for family members or guests. The family bathroom is well-appointed and designed with both style and functionality in mind.

Externally, the property continues to impress. The front garden features a neatly maintained lawn, while two separate driveways provide ample off-road parking. One driveway leads to the integral garage, which boasts an insulated door and is supplied with power, lighting, and plumbing, making it a versatile and practical space. The rear garden is fully enclosed, offering a private haven for outdoor enjoyment. The tiered layout includes a lawned area, while steps lead to a raised seating area with a bespoke garden seat, creating a perfect setting for relaxing. Don't miss the opportunity to make this stunning home your own!



**GROUND FLOOR**

**Entrance Hall**

Door to front, sliding door to storage cupboard, doors leading to:

**Cloakroom**

Two piece suite comprising, vanity wash hand basin and low-level WC, radiator, double glazed window to side.

**Hallway**

Stairs leading to first floor with bespoke balustrade, doors leading to:

**Lounge** 12'0" x 13'0" (3.67m x 3.97m)

Double glazed window to front, feature inset Dru Pacu gas fire, radiator, open plan to:

**Dining Room** 9'6" x 12'0" (2.89m x 3.66m)

Radiator, sound proof glass block wall with Alexa controlled ambiance lighting, door to kitchen, door leading to:

**Office** 9'2" x 11'9" (2.79m x 3.58m)

Double glazed full height window to rear, radiator.

**Kitchen** 9'6" x 17'4" (2.89m x 5.28m)

Fitted with a matching range of base and eye level units with worktop space over, twin bowl Belfast style sink with mixer tap, additional Belfast style sink with mixer tap, tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, door leading to garage, door leading out to rear garden.

**FIRST FLOOR**

**Landing**

Access to fully floored loft with lighting, doors leading to:

**Bedroom 1** 12'2" x 16'1" (3.71m x 4.89m)

Double glazed window to front, radiator.

**Bedroom 2** 9'6" x 12'9" (2.89m x 3.89m)

Double glazed window to rear, radiator, built-in wardrobe.

**Bedroom 3** 9'6" x 13'3" (2.90m x 4.04m)

Double glazed window to front, radiator.

**Bedroom 4** 12'3" x 9'0" (3.73m x 2.74m)

Double glazed window to rear, radiator.

**Bathroom** 5'5" x 7'4" (1.66m x 2.24m)

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

**OUTSIDE**

Lawned garden to the front with two separate driveways. Integral garage with power, lighting and plumbing for washing machine with space for tumble dryer. Enclosed tiered garden to the rear with lawn area and steps leading up to bespoke seating area.

**Garage** 19'0" x 10'4" (5.80m x 3.14m)

Insulated double doors to the front, lighting, power and plumbing for washing machine, space for tumble dryer.

**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.

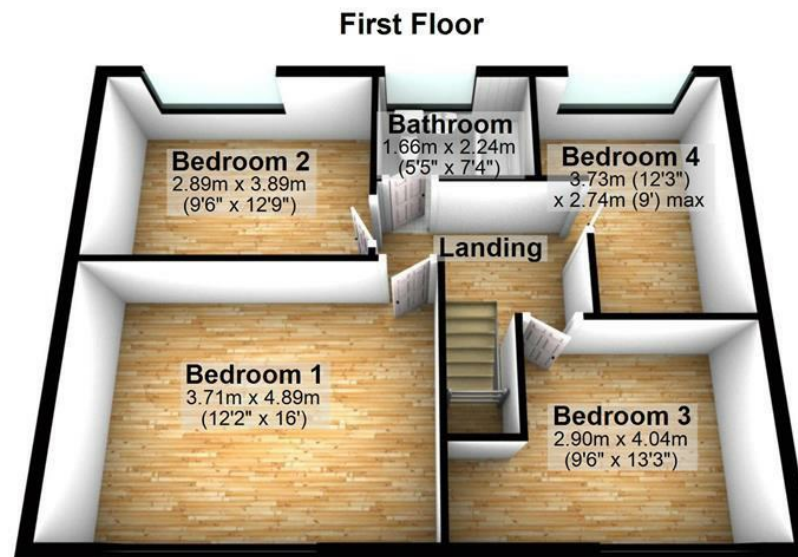
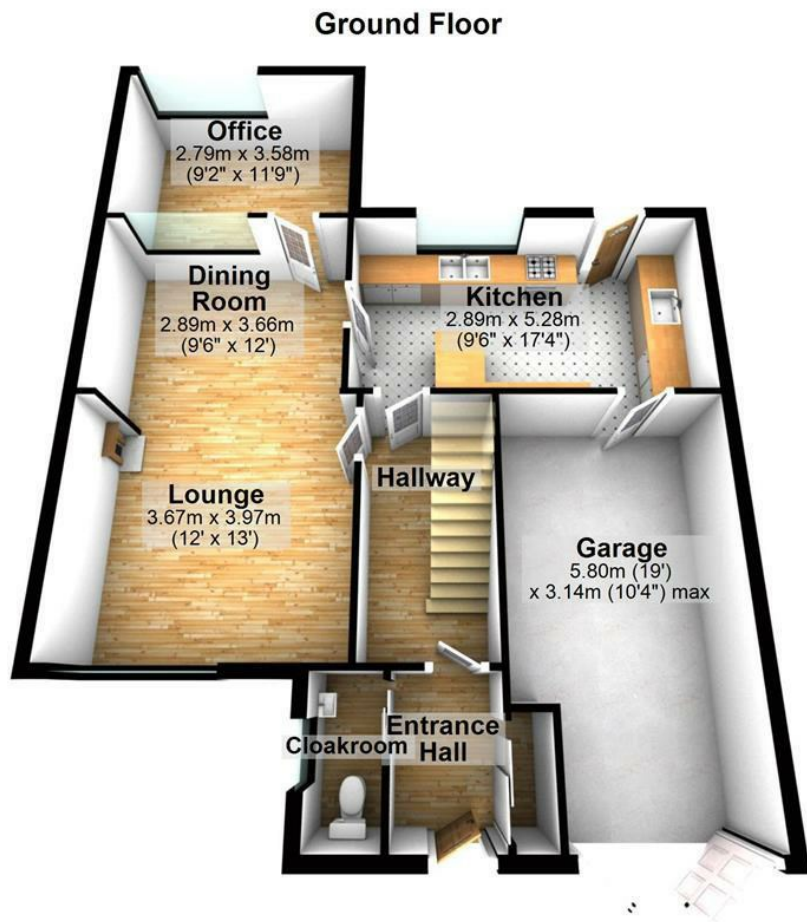
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <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		
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