



Lower Broadacre
Stalybridge, SK15 2UE

Offers in the region of £625,000



There's no agent like home

Situated on a generous plot in a highly sought-after area of Stalybridge, this stunning five-bedroom detached family home has been refurbished to an exceptional standard by the current owners. This home offers contemporary luxury in a prime location. It is conveniently positioned within the catchment area for Stalyhill schools and enjoys easy access to local amenities, picturesque countryside walks, and excellent transport links.

As you enter, a welcoming entrance hall leads into a stylish hallway. The spacious lounge is a sophisticated yet cosy retreat, complete with a feature media wall incorporating a fireplace, creating a perfect space for relaxation. The separate dining room offers a formal area for family meals and entertaining. At the heart of this exceptional home is the stunning and expansive open-plan kitchen and family room, designed for modern living. This high-end kitchen boasts premium integrated appliances, stylish cabinetry with ample storage, and a large central island with seating. The impressive bi-fold doors seamlessly open onto the beautifully landscaped rear garden and flooding the space with natural light. A practical utility room, a generously sized pantry, and a contemporary WC complete the ground floor.

The first floor offers five generously sized bedrooms, providing ample space for family members and guests. The master bedroom is particularly impressive, featuring a dressing room, and a beautifully designed en-suite shower room. The luxurious four-piece family bathroom is finished to an impeccable standard, featuring a spa bathtub and a walk-in rainfall shower. Externally, the property offers a spacious driveway, leading to the integral garage. A lawned garden sits to the side, adding to the curb appeal. The rear garden is a true highlight, featuring a beautifully maintained lawn and a raised composite decking area with a stylish glass balustrade, perfect for outdoor dining, entertaining, and relaxation.



GROUND FLOOR

Entrance Hall

Door to the front, double glazed window to side, double glazed windows to sides, door leading to:

Hallway

Stairs leading to first floor with glass balustrade and oak handrail, radiator, half glazed doors leading to:

Lounge 17'1" x 12'1" (5.20m x 3.69m)

Double glazed window to front, feature media wall with inset electric log effect fire, radiator.

Dining Room 17'0" x 9'0" (5.17m x 2.75m)

Double glazed window to front, radiator.

Kitchen 20'0" x 28'0" (6.09m x 8.54m)

Fitted with a matching range of high gloss base and eye level units with worktop space over, integrated fridge, built-in eye level double ovens, built-in combination microwave, matching island unit with seating, inset sink with waste disposal and Quooker tap, wine cooler, wine rack, sink, built-in hob, double glazed window to side, tiled floor, underfloor heating, Bi-fold doors opening out to rear garden.

Pantry 8'8" x 8'8" (2.64m x 2.64m)

Double glazed window to rear, underfloor heating.

Utility Room 10'0" x 8'8" (3.05m x 2.64m)

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, space for tumble dryer, door leading to:

Inner Hallway

Door leading out to side, door leading to integral garage.

WC

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

FIRST FLOOR

Landing

Loft access, doors leading to:

Bedroom 1 14'9" x 12'3" (4.49m x 3.73m)

Double glazed window to front, radiator, built-in storage, door leading to:

Dressing Room 9'8" x 8'8" (2.95m x 2.64m)

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

En-suite 4'6" x 8'8" (1.36m x 2.64m)

Three piece suite comprising vanity wash hand basin, walk-in shower area and low-level WC, part tiled walls, double glazed window to side, heated towel rail.

Bedroom 2 12'10" x 12'4" (3.92m x 3.76m)

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

Bedroom 3 11'11" x 9'1" (3.63m x 2.77m)

Double glazed window to rear, radiator.

Bedroom 4 8'8" x 9'8" (2.64m x 2.94m)

Double glazed window to rear, radiator.

Bedroom 5 8'8" x 8'8" (2.64m x 2.63m)

Double glazed window to rear, radiator.

Bathroom 12'4" x 8'8" (3.77m x 2.64m)

Four piece suite comprising double ended spa bath, wall mounted vanity wash hand basin, walk-in shower area and low-level WC, part tiled walls, double glazed window to side, heated towel rail.

OUTSIDE

Driveway to the front providing off road parking for multiple vehicles. Lawned garden to the side. Spacious lawned garden to the rear with raised composite decking area with glass balustrade.

Garage 17'9" x 8'5" (5.41m x 2.57m)

Up and over electric door to the front, double glazed window to side, door leading to inner hall.

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

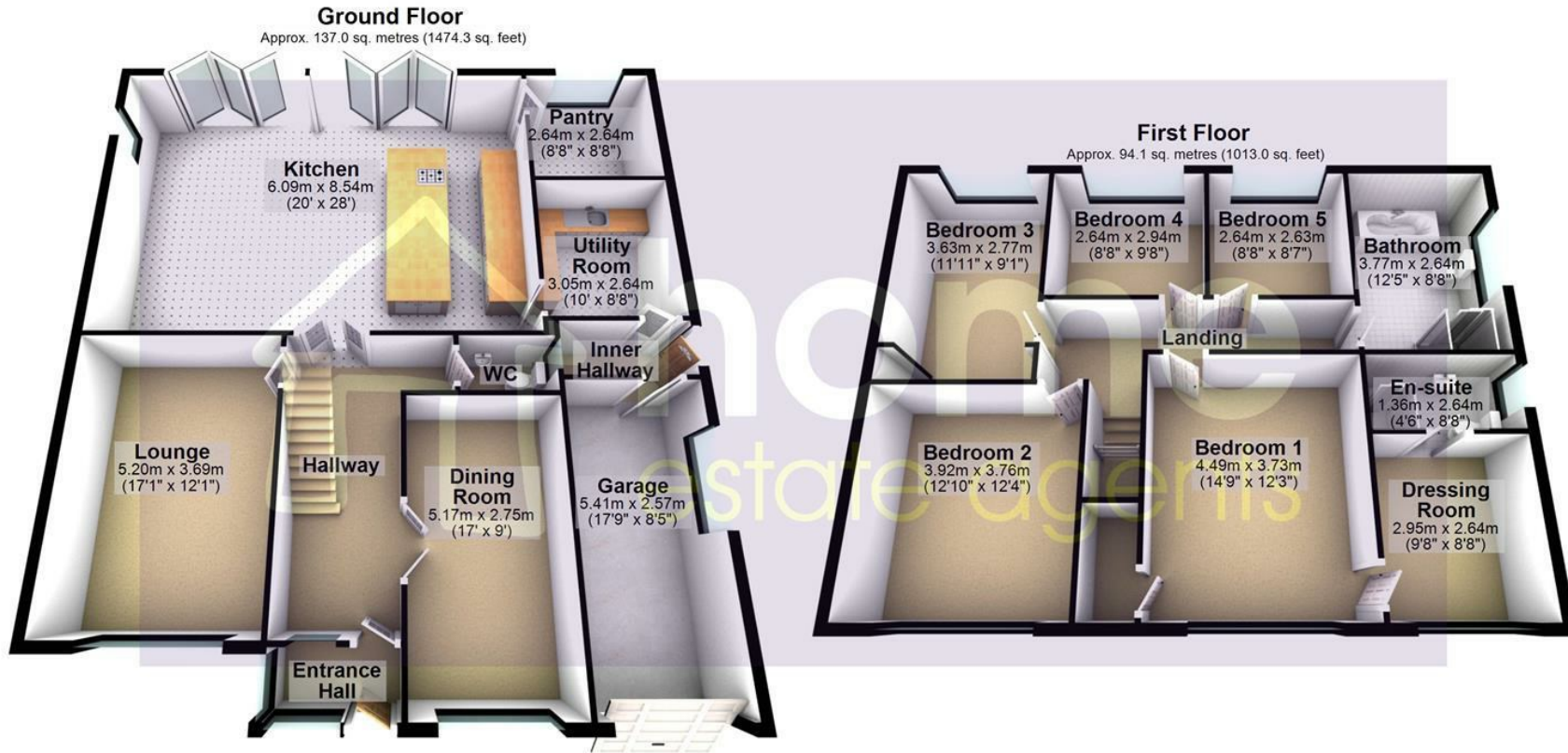
purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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. 231.1 sq. metres (2487.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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 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		
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