



Mottram Road
Stalybridge, SK15 2RY

Offers in the region of £660,000

This charming four bedroom detached bungalow is situated on the prestigious Mottram Road, offering a stunning and spacious property with beautiful greenery views to the rear. Conveniently located within easy reach of Stalybridge Town Centre, it provides access to a variety of amenities, transport links, and countryside walks.

The well-presented interior includes a welcoming hallway, a bright and airy lounge, three generously sized bedrooms, and a luxurious four-piece bathroom. The large kitchen/diner is perfect for family meals and entertaining guests, while the versatile fourth bedroom can serve as an office or additional living space. An extra shower room with utility area adds convenience, and the first floor boasts a loft room, offering another adaptable room.

The exterior of the property is equally impressive, with a beautifully maintained lawned garden at the front, surrounded by mature shrubs and trees, providing a sense of privacy and tranquility. The main access for the property is to the rear and features a gated double driveway providing ample off road parking, accessible via Woodend Lane, ensuring secure parking. Additionally, the rear garden includes a paved patio area, perfect for outdoor dining and relaxation, with steps leading down to a lush lawned area, ideal for children to play or for gardening enthusiasts.

This bungalow is not just a home but a lifestyle, offering a unique blend of elegance, comfort, and convenience. Its proximity to Stalybridge Town Centre means that shops, cafes, and essential services are just a short distance away, while excellent transport links make commuting straightforward. For those who enjoy outdoor activities, the surrounding countryside provides endless opportunities for walking, cycling, and exploring nature. The combination of its prime location, spacious layout, and beautiful far reaching views make this an ideal home. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

Door to front, stairs leading to first floor, radiator, doors leading to:

Lounge 13'8" x 17'0" (4.16m x 5.17m)

Double glazed bay window to rear, feature fireplace with inset living flame effect fire, radiator.

Bedroom 1 11'9" x 15'6" (3.58m x 4.73m)

Three double glazed windows to front, radiator.

Bedroom 2 11'4" x 13'11" (3.45m x 4.25m)

Three double glazed windows to front, radiator.

Bedroom 3 9'0" x 10'9" (2.74m x 3.28m)

Two double glazed windows to side, radiator.

Bathroom 10'9" x 6'5" (3.28m x 1.95m)

Four piece suite comprising double ended bath with hand shower attachment, vanity wash hand basin and tiled shower enclosure, half tiled walls, double glazed window to rear, heated towel rail.

Kitchen/Diner 12'2" x 29'0" (3.71m x 8.84m)

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, inset sink and drainer with mixer tap, American style fridge/freezer with plumbed filtered water and ice dispenser, range cooker with gas hob and self cleaning pyrolytic electric oven with built-in extractor hood over, integrated wine cooler, integrated dishwasher, two double glazed windows to rear, two double glazed windows to front, radiators, double glazed French doors leading out to rear garden, door leading to:

Inner Hallway

Doors leading to:

Bedroom 4 / Office 9'9" x 8'10" (2.97m x 2.68m)

Two double glazed windows to side, radiator.

Shower Room 7'6" x 5'3" (2.29m x 1.60m)

Three piece suite comprising tiled shower enclosure, vanity wash hand basin and low-level WC tiled walls, heated towel rail, utility area with plumbing for washing machine and space for tumble dryer.

FIRST FLOOR

Landing

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

Loft Room 8'2" x 15'6" (2.50m x 4.72m)

Double glazed velux window to front, radiator, doors to under eaves storage and built-in wardrobe.

OUTSIDE

Steps leading up to the front of property with lawned garden surrounded by mature trees and shrubs. Main access to the rear of the property with gated driveway providing ample parking for several cars. Paved patio seating area with steps leading down to well maintained lawn with planted borders. Beautiful far reaching views to the rear.

DISCLAIMER

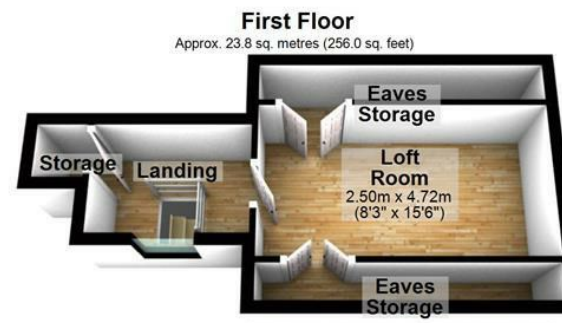
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary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

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Total area: approx. 152.6 sq. metres (1642.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	49	
(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		
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