



## Wildmoor Wood Close, Stalybridge, SK15 3RW

### Offers in the region of £450,000

Located on a quiet and sought after cul de sac is this extremely well proportioned four bedroom, four bathroom detached property occupying a larger than average sized plot with potential to extend to either the side or the rear elevations and only a full personal inspection will fully reveal the quality of accommodation that is on offer.

The property is ideally suited to a growing family and we would highly recommend interested parties view at their earliest convenience to fully appreciate the size and quality of accommodation on offer. In further detail the accommodation briefly comprises: Entrance hallway, cloakroom/WC, lounge, dining room, separate dining/breakfast kitchen with built-in appliances. Whilst to the first floor the master bedroom has fitted wardrobes, a dressing area and a large en suite shower room/WC, three further bedrooms with bedroom two including an en suite shower room and a family bathroom/WC completes the first floor accommodation. The property is Upvc double glazed and gas central heated with gardens to three sides with the rear garden being worthy of note and has a superb open aspect to woodland, the property further benefits from a driveway leading to the garage providing adequate parking for two/three vehicles.

**Fantastic Family Sized Accommodation - View Early to Avoid any Disappointment!**





## GROUND FLOOR

### Entrance Hall

Composite double glazed front door with two windows to front, wooden flooring, stairs to the first floor and radiator.

### WC

Window to side, two piece suite wash hand basin and low-level WC, radiator.

### Lounge

15'9" x 13'10" (4.79m x 4.22m)

Patio doors to the rear garden with windows to the side and rear, fitted feature fire surround with fire inset, TV aerial point, wooden flooring and radiator.

### Dining Room

11'7" x 9'1" (3.53m x 2.78m)

Two windows to front, wooden flooring, radiator.

### Kitchen/Breakfast Room

18'5" x 10'4" (5.61m x 3.16m)

Lovely sized breakfast kitchen with a refitted range of matching range of base and eye level units with worktop space over, sink with mixer tap, integrated fridge/freezer, dishwasher and washing machine, built-in eye level oven, built-in hob with extractor hood over, integrated fridge freezer, wooden flooring, two windows to side, two windows to rear and door to rear garden, inset ceiling spot lights and radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

12'4" x 16'1" (3.77m x 4.89m)

Three windows to front, fitted recess wardrobes, TV aerial point and radiator.

### En-suite Shower Room

Great sized contemporary fitted shower room with shower cubicle and rain shower, vanity wash hand basin, low level WC, Window to front, tiled walls and floor, radiator.

### Bedroom 2

13'6" x 8'0" (4.11m x 2.44m)

Window to rear, wooden floor and radiator.

### En-suite Shower Room

Three piece suite comprising wash hand basin, shower enclosure and low-level WC, tiled walls and floor, window to side, radiator.

### Bedroom 3

10'6" x 9'8" (3.21m x 2.94m)

Window to rear, recess storage and radiator.

### Bedroom 4

10'6" x 7'0" (3.21m x 2.13m)

Window to rear, wooden floor and radiator.

### Family Bathroom

8'6" x 8'10" (2.59m x 2.70m)

Contemporary fitted three piece suite comprising panelled bath with rain shower and shower screen, vanity wash hand basin and low-level WC, tiled walls and floor, window to side, radiator.

## OUTSIDE

### Garage

17'9" x 8'0" (5.41m x 2.44m)

Up and over door, personal door to hallway, power and light.

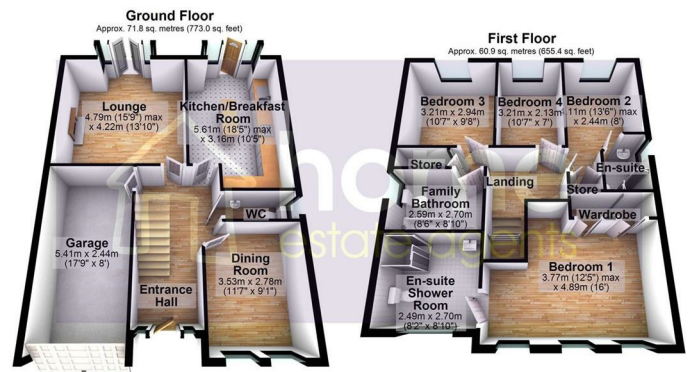
### Gardens & Driveway

Large tarmacadam driveway to the front, providing parking for two/three vehicles, great sized plot with lawned garden to the side and a fantastic sized rear garden with open aspect to woodland.

## 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.



Total area: approx. 132.7 sq. metres (1428.3 sq. feet)

