



## Holly Close, Stalybridge, SK15 2AN

**Offers over £450,000**

Step inside this stunning and impressively spacious five-bedroom detached family home and discover a property designed for both style and comfort. Tucked away in a peaceful cul-de-sac within a sought-after development just off Mottram Road, this home offers the perfect setting for family life. Enjoy morning walks through nearby Cheetham Hill Park, school runs to some of the area's most popular schools, and the convenience of Stalybridge town centre just minutes away, with its array of shops, cafés, and excellent transport links for easy commuting.

The well-planned accommodation comprises a welcoming entrance hall, downstairs WC, a bright and comfortable lounge ideal for family relaxation, and a superb open-plan fitted kitchen/diner designed with modern living in mind, featuring ample storage and workspace, integrated appliances, and French doors opening directly onto the garden—perfect for entertaining. A separate utility room adds further practicality.

Upstairs, five well-proportioned bedrooms provide space for every member of the family, with the main bedroom offering a peaceful retreat complete with an en-suite. A stylish family bathroom serves the remaining rooms.

The outdoor space is equally impressive. To the front, a smart lawn and double driveway with right of way access—providing ample off-road parking and leads to the garage, while an EV charging point is conveniently positioned to the side of the property. To the rear, the enclosed multi-level garden is a true haven—starting with a paved patio for summer dining, leading to a second terrace for evening drinks, and a raised lawn perfect for play.

This is more than just a house—it's a home where memories are made, in an enviable location, ready to move into and enjoy.



## GROUND FLOOR

### Entrance Hall

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

### WC

Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator.

### Lounge

17'2" x 11'0" (5.22m x 3.35m)

Double glazed window to front, radiator.

### Kitchen/Diner

9'10" x 22'6" (2.99m x 6.87m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, built-in oven, built-in hob with extractor hood over, double glazed window to rear, two radiators, double glazed French doors opening out to rear garden, door leading to:

### Utility

9'10" x 5'2" (2.99m x 1.57m)

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing

Door to storage cupboard, doors leading to:

### Bedroom 1

16'1" x 9'11" (4.89m x 3.03m)

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

### En-suite

5'7" x 6'3" (1.69m x 1.90m)

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

### Bedroom 2

12'2" x 11'2" (3.72m x 3.40m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom 3

10'11" x 9'11" (3.33m x 3.03m)

Double glazed window to rear, radiator.

### Bedroom 4

9'0" x 9'11" (2.74m x 3.02m)

Double glazed window to rear, radiator.

### Bedroom 5

9'0" x 7'6" (2.74m x 2.28m)

Double glazed window to rear, radiator.

### Bathroom

7'11" x 6'4" (2.41m x 1.93m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side, heated towel rail.

### OUTSIDE

Small lawned area to the front and double driveway (with right of way access) leading to the garage, EV charger located to the side of the property. Enclosed multi level garden to the rear with paved patio area, steps lead to further paved patio and lawn area.

### Garage

17'2" x 9'9" (5.22m x 2.98m)

Up and over door to the front.

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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. 142.0 sq. metres (1528.3 sq. feet)

