



Fawns Keep, Stalybridge, SK15 2UL

Offers over £625,000

For sale with no vendor chain, this outstanding four/five bedroom detached family home is positioned on the highly desirable Mottram Rise, a peaceful and prestigious residential location known for its stunning views and excellent access to nearby amenities. The property is within easy reach of Stalybridge town centre, local shops, countryside walks, and reputable schools including Stalyhill Primary and High School, making it an ideal choice for growing families.

The home offers generous and flexible living space set over two floors, designed to take full advantage of the surrounding countryside views. The ground floor features a welcoming entrance hall, a versatile lounge or fifth bedroom perfect for guests or a home office, a convenient cloakroom/WC, and internal access to the integral garage.

The first floor enjoys an elevated position with a bright and spacious main lounge that opens onto a balcony, providing far-reaching panoramic views. The separate dining room benefits from bi-folding doors leading directly out to the rear garden, seamlessly connecting indoor and outdoor living spaces and is open plan to the kitchen, creating an inviting hub for family life and entertaining.

There are four well-proportioned bedrooms with the master bedroom featuring its own en-suite shower room, while the remaining bedrooms are served by a three-piece family bathroom.

Externally, the property continues to impress with a lawned front garden surrounded by mature planting, and a driveway providing off-road parking leading to the integral garage. The tiered rear garden is enclosed and private.

This superb home combines space, versatility, and an enviable location. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, door leading to garage, door to storage cupboards, doors leading to:

Lounge / Bedroom 5

13'10" x 19'6" (4.22m x 5.94m)

Double glazed bay window to front, radiator.

Cloakroom

Two piece suite wash hand basin and low-level WC, door to storage cupboard.

FIRST FLOOR

Landing

Radiator, door to storage cupboard, doors leading to:

Lounge/Diner

18'0" x 4'4" (5.49m x 1.31m)

Double glazed sliding patio door opening out to the balcony, door leading to:

Dining Room

10'0" x 12'0" (3.05m x 3.67m)

Double glazed bi-fold door opening out to rear garden, open plan to:

Kitchen

10'1" x 14'3" (3.07m x 4.34m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with taps, plumbing for washing machine, space for fridge/freezer, built-in eye level double oven, built-in hob, double glazed window to rear, radiator, door leading out to rear garden.

Master Bedroom

13'10" x 11'3" (4.22m x 3.42m)

Built-in wardrobes and over head storage cupboards, double glazed window to front, radiator, door leading to:

En-suite

8'11" x 7'10" (2.71m x 2.40m)

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

Bedroom 2

10'11" x 9'9" (3.34m x 2.97m)

Double glazed window to front, radiator.

Bedroom 3

9'6" x 10'6" (2.90m x 3.20m)

Double glazed window to rear, radiator.

Bedroom 4

9'6" x 8'7" (2.90m x 2.62m)

Double glazed window to rear, radiator.

Bathroom

7'1" x 6'6" (2.17m x 1.98m)

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

OUTSIDE

Lawned garden to the front with mature planted shrubs and driveway leading to the garage. Enclosed tiered garden to the rear.

Garage

18'5" x 16'6" (5.61m x 5.03m)

Up and over door to the front, access door.

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