

There's no agent like home



Fawns Keep, Stalybridge, SK15 2UL Offers in the region of £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 opeing 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.

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.

WWW.HOMEEA.CO.UK



Total area: approx. 173.7 sq. metres (1869.4 sq. feet





