



Stalyhill Drive  
Stalybridge, SK15 2TT

Offers over £595,000



There's no agent like home

Welcome to this immaculate four-bedroom detached family home, meticulously updated by its current owners. Boasting a spacious lounge seamlessly connected to a modern kitchen/diner with Italian Quartz worktops and AEG integrated appliances, which flows into a welcoming conservatory, this home offers a perfect setting for family gatherings and entertaining. Convenience is key with a downstairs WC, while the upper floor comprises four generously sized bedrooms. The master bedroom features an en-suite, while the second bedroom enjoys its own ensuite shower room, complemented by a family shower room for added comfort and privacy.

Outside, a block-paved driveway leads to an integral garage, while the front lawn boasts mature trees and shrubs, enhancing curb appeal. A gate on the side provides access to the rear, where an enclosed, low-maintenance garden awaits. Here, an artificial lawned area and paved patio create a serene outdoor space for relaxation and leisure.

Nestled in the sought-after Mottram Rise area, this home enjoys proximity to popular schools, amenities, transport links, and picturesque countryside walks. **\*\*Viewing Highly Recommend\*\***

In brief the accommodation comprises: Entrance hall, WC, lounge, kitchen/diner and conservatory to the ground floor. Master bedroom with en-suite, bedroom two with ensuite shower room, two further bedrooms and shower room to the first floor. Lawn to the front with driveway leading to garage. Enclosed rear garden.



## GROUND FLOOR

### Entrance Hall

Door to front, double doors to storage cupboard, radiator, doors leading to:

### WC

Double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, radiator.

### Lounge 12'3" x 19'3" (3.73m x 5.87m)

Double glazed bow window to front, two radiators, stairs leading to first floor, open plan to:

### Kitchen/Diner 9'5" x 29'8" (2.86m x 9.05m)

Fitted with a matching range of base and eye level units with Italian Quartz worktop space over, inset sink with mixer tap, integrated AEG appliances, integrated washing machine, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, two radiators, double glazed French doors leading out to rear garden, door leading to garage, open plan to:

### Conservatory 9'6" x 13'7" (2.89m x 4.15m)

Double glazed windows to sides, radiator, double glazed French doors leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Master Bedroom 12'3" x 16'0" (3.73m x 4.87m)

Double glazed window to front, radiator, built-in wardrobes, door leading to:

### En-suite

Three piece suite comprising, double ended bath, vanity wash hand basin and low-level WC, part tiled walls.

### Bedroom 2 12'6" x 10'2" (3.81m x 3.09m)

Double glazed window to front, built-in wardrobes, radiator, open plan to:

### En-suite Shower Room

Two piece suite comprising, shower area and vanity wash hand basin, tiled walls.

### Bedroom 3 9'5" x 12'11" (2.86m x 3.93m)

Double glazed window to rear, radiator.

### Bedroom 4 10'0" x 7'0" (3.05m x 2.13m)

Double glazed window to rear, radiator.

### Shower Room 5'6" x 9'4" (1.67m x 2.84m)

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

## OUTSIDE

Block paved driveway leading to the integral garage to the front and lawn area with mature trees and shrubs. Enclosed garden to the rear with paved patio seating area and steps leading down to artificial lawn with planted borders.

### Garage 18'6" x 10'2" (5.64m x 3.09m)

Up and over door, power and lighting.

## DISCLAIMER

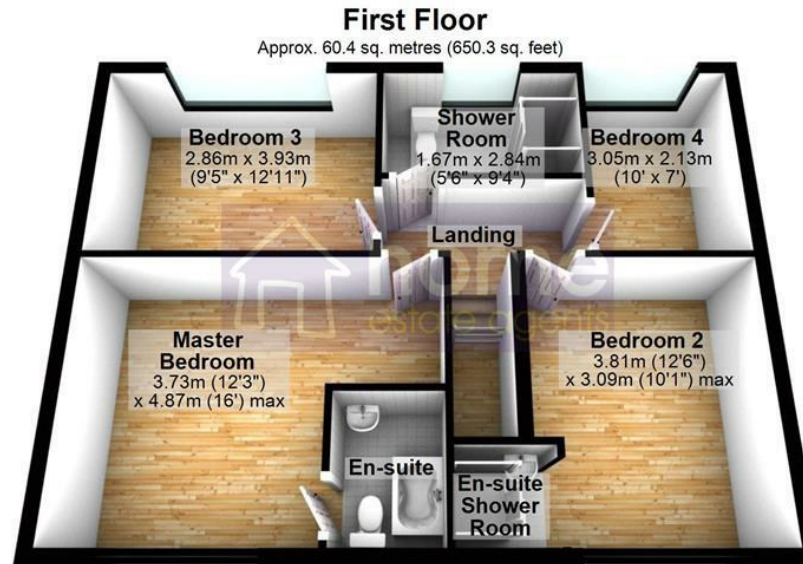
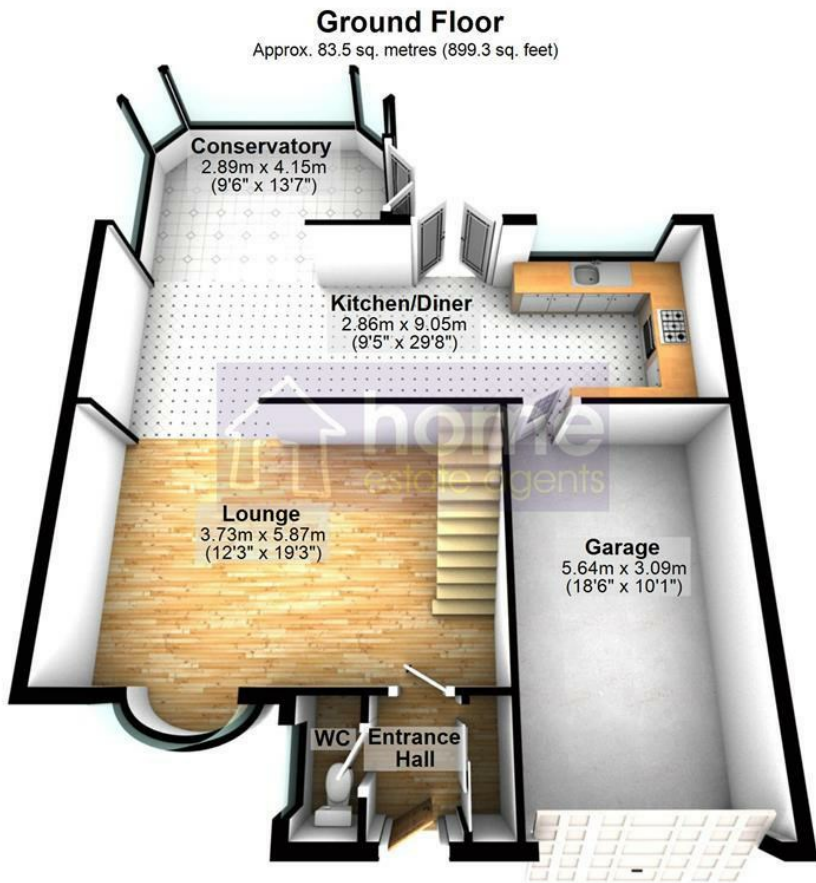
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Total area: approx. 144.0 sq. metres (1549.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>51</b>	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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