



Linden Road
Stalybridge, SK15 2SL

Offers over £450,000



There's no agent like home

Welcome to this spacious and beautifully maintained four-bedroom detached family home, nestled on a large plot in the highly sought-after Mottram Rise area. This charming property is ideally located close to Stalyhill schools, Stalybridge town centre, local amenities, and excellent transport links. Nearby attractions include Cheetham Park and Stalybridge Country Park, making it perfect for families and nature enthusiasts alike.

The ground floor includes a welcoming porch, a bright hallway, a formal dining room perfect for family meals and entertaining, and a comfortable lounge ideal for relaxation. The kitchen/breakfast room is a standout feature, offering ample space for cooking and dining, with French doors that open directly to the rear garden, creating a seamless indoor-outdoor living experience. The ground floor is completed by a convenient utility room and a WC. On the first floor, you will find four good-sized bedrooms, each offering ample storage and natural light. The family bathroom is well-appointed and designed to meet the needs of a busy household. The front of the property boasts a well-maintained lawned garden, enhancing its curb appeal. The driveway provides ample parking and leads to the garage, offering additional storage or parking space. The enclosed rear garden is a true oasis, featuring a paved patio perfect for al fresco dining, a lawn area ideal for children to play, and mature planted shrubs that add to the garden's beauty and privacy.

This home is perfect for families looking for a spacious, well-maintained property in a prime location. The proximity to excellent schools, local amenities, and beautiful parks makes it an ideal choice for those seeking both convenience and a high quality of life. ****Viewing Highly Recommended****



GROUND FLOOR

Porch

Door to front, double glazed window to front, door leading to:

Hallway

Stairs leading to first floor, radiator, doors leading to:

Dining Room 11'0" x 10'0" (3.35m x 3.05m)

Double glazed window to front, radiator, double doors leading to:

Lounge 18'3" x 12'0" (5.56m x 3.66m)

Double glazed window to front, double glazed window to rear, feature fireplace with inset fire, radiator, door leading out to rear garden.

WC

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

Kitchen/Breakfast Room 17'0" x 10'0" (5.19m x 3.05m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, double glazed window to rear, radiator, double glazed French doors leading out to rear garden, door leading to:

Utility Room

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

FIRST FLOOR

Landing

Double glazed window to rear, double glazed window to side, doors leading to:

Bedroom 1 12'7" x 12'10" (3.83m x 3.91m)

Double glazed window to front, radiator.

Bedroom 2 8'0" x 12'10" (2.43m x 3.91m)

Double glazed window to rear, radiator.

Bedroom 3 9'6" x 9'3" (2.89m x 2.81m)

Double glazed window to front, radiator.

Bedroom 4 9'6" x 9'0" (2.89m x 2.74m)

Double glazed window to front, radiator.

Bathroom 8'0" x 9'4" (2.43m x 2.84m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, tiled walls, two double glazed windows to rear, heated towel rail.

OUTSIDE

Garage

Double glazed window to side, Up and over door.

DISCLAIMER

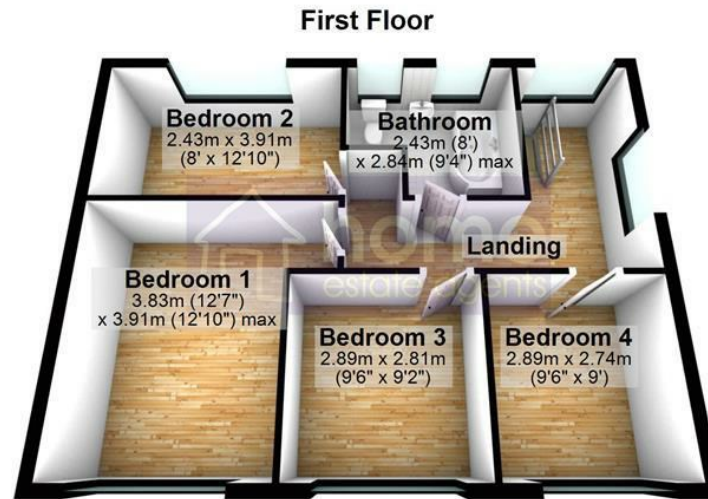
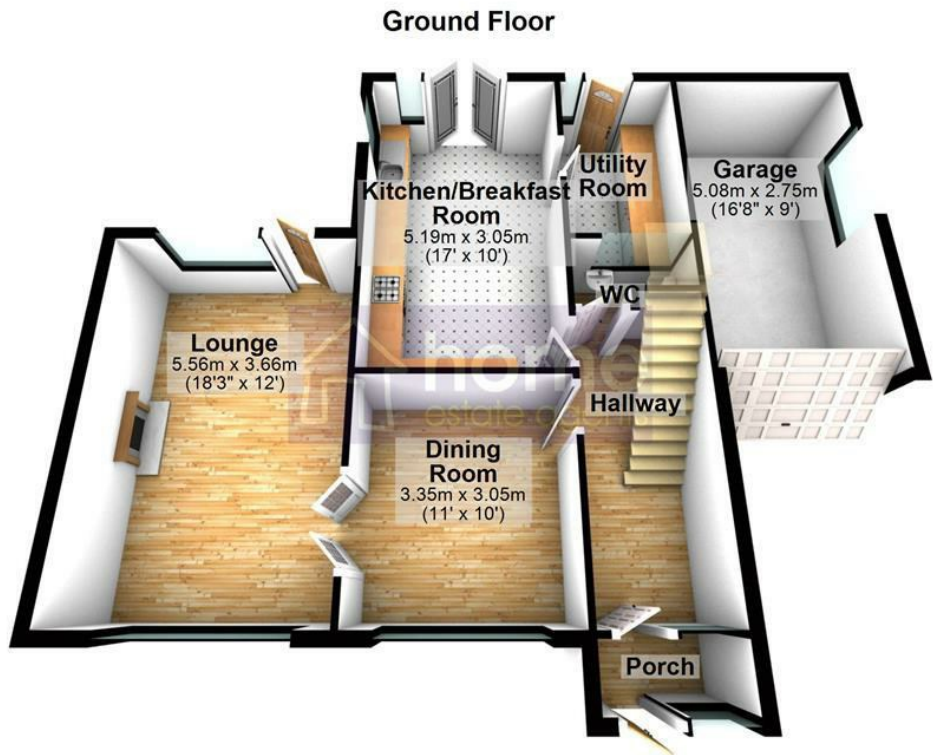
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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