

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Matley Lane

Matley, Stalybridge, SK15 2TP

Asking Price £425,000



Hunters are delighted to bring to the market this well presented detached property. The property offers three spacious bedrooms and ample living accommodation, making this an ideal purchase for a growing family. Close to local schools and good local amenities. In brief this property offers entrance hall, downstairs WC, kitchen, dining room, living room, three bedrooms, bathroom, conservatory. garage, driveway, front and rear garden

\* DETACHED \* THREE BEDROOMS\* GARAGE \* DRIVEWAY \* STUNNING VIEWS\* LANDSCAPED GARDENS \* CLOSE TO SCHOOLS \* CONSERVATORY\* EPC : TBC \*LEASEHOLD - TBC\*



Welcome to this charming 3 bedroom detached property located in the sought after peaceful semi-rural location of Matley Lane. This well-maintained family home boasts a range of features including the stunning views to the front and rear, making it the perfect place to call home.

As you step inside from the porch area, you are greeted with a bright and welcoming hallway, with W.C and under stairs storage. The spacious open lounge area with French doors greets the spectacular views beyond. Separate dining room with access to the conservatory and separate modern kitchen, which boasts sleek and modern design with ample space, and a range of high-end appliances.

The property boasts three bedrooms that let in plenty of natural light. The bathroom features a three piece suite with a mix of contemporary and modern design.

The outdoor space is equally impressive, with a beautifully landscaped garden providing the perfect space for outdoor living. There is also a patio area, perfect for Alfresco dining with stunning views.

Bedroom 1 13'1" x 11'0" (4 x 3.36)

Bedroom 2 14'1" x 9'0" (4.3 x 2.75)

Bedroom 3 17'1" x 9'0" (5.22 x 2.76)

Living Room 21'1" x 11'0" (6.43 x 3.36)

Dining Room 10'11" x 10'7" (3.35 x 3.25)

Kitchen 10'0" x 14'0" (3.06 x 4.28)

Conservatory 11'0" x 11'0" (3.36 x 3.36)

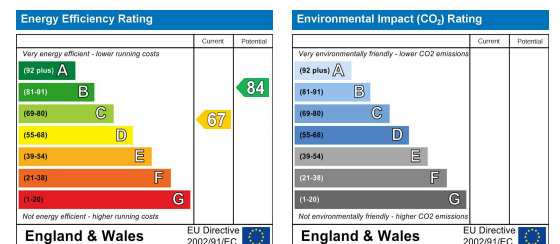
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

87 Mottram Road, Stalybridge, SK15 2QS

Tel: 0161 870 1980 Email: [stalybridge@hunters.com](mailto:stalybridge@hunters.com) <https://www.hunters.com>