



Mottram Old Road, Stalybridge SK15 2TF

HUNTERS[®]
EXCLUSIVE



Mottram Old Road, Stalybridge SK15 2TF

For sale is a detached property in an immaculate condition. Set in a quiet, sought-after location, the property is well-connected with public transport links, nearby schools, local amenities, and green spaces.

The house boasts a spacious open-plan reception room featuring large windows, wood floors, and a garden view. Access to the garden is provided, offering a beautiful view and ample space for relaxation and entertaining. The reception room leads to a recently refurbished kitchen, another open-plan space with a kitchen island, modern appliances, and a utility room. The kitchen is flooded with natural light and offers a dining space for family meals or entertaining guests.

The property accommodates five bedrooms. The master bedroom is a spacious suite with built-in wardrobes, a walk-in closet, an en-suite bathroom, and access to a balcony. The second and fifth bedrooms are also double rooms with en-suite facilities, while the third and fourth bedrooms are double rooms with built-in wardrobes. The fourth bedroom particularly offers stunning views.

One of the three bathrooms is large, equipped with a free-standing bath and a rain shower.

The property is ideal for families and offers unique features such as an open-plan layout, a double garage, ample parking space, a garden, and beautiful views. For those working from home, an office space is also included in the plan. The property falls within council tax band G. The shared driveway adds to the charm and practicality of this property.

This is a rare opportunity to acquire a prestigious home in a prime location. The property's unique features and excellent condition make it a desirable choice for both families and professionals.





KITCHEN/DINING AREA/LOUNGE

39'4" x 23'5"

With storage room, utility and W.C

BEDROOM 1

19'7" x 17'8"

With En-suite and office

BEDROOM 2

15'7" x 15'2"

With dressing room, fitted wardrobes, En-suite and access to balcony

BEDROOM 3

11'1" x 10'7"

With ensuite and access to balcony

BEDROOM 4

12'9" x 9'2"

With fitted wardrobes

BEDROOM 5

17'8" x 14'10"

Currently being used as a gym with full length windows offering stunning views



FAMILY BATHROOM

10'4" x 9'1"

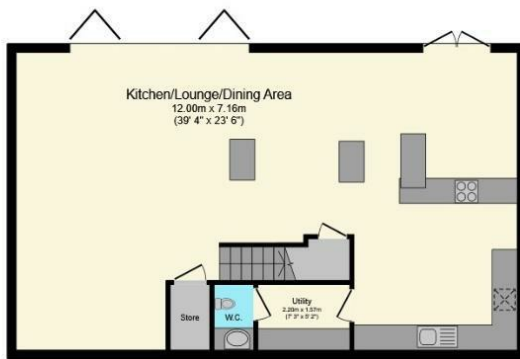
GARAGE

20'8" x 18'0"





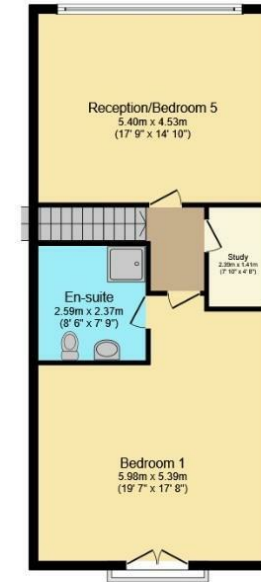
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.



Lower Ground Floor



Ground Floor



First Floor

Total floor area 278.8 m² (3,002 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by www.focalagent.com

Energy Efficiency Rating	
	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	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stalybridge & Tameside Lettings - 01618708787 <https://www.hunters.com>

HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE