

# HUNTERS<sup>®</sup>

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## Mottram Old Road

Stalybridge, SK15 2TF

Asking Price £850,000



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.



**KITCHEN/DINING AREA/LOUNGE** 39'4" x 23'5" (12.0 x 7.16)  
With storage room, utility and W.C

**BEDROOM 1** 19'7" x 17'8" (5.98 x 5.39)  
With En-suite and office

**BEDROOM 2** 15'7" x 15'2" (4.77 x 4.64)  
With dressing room, fitted wardrobes, En-suite and access to balcony

**BEDROOM 3** 11'1" x 10'7" (3.4 x 3.25)  
With ensuite and access to balcony

**BEDROOM 4** 12'9" x 9'2" (3.89 x 2.81)  
With fitted wardrobes

**BEDROOM 5** 17'8" x 14'10" (5.40 x 4.53)  
Currently being used as a gym with full length windows offering stunning views

**FAMILY BATHROOM** 10'4" x 9'1" (3.17 x 2.79)

**GARAGE** 20'8" x 18'0" (6.30 x 5.50)

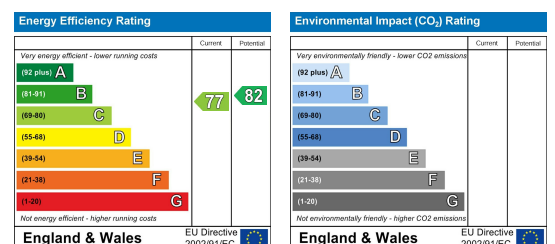
## Area Map



## 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.

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