

# HUNTERS®

HERE TO GET *you* THERE



## St. James Close

Stalybridge, SK15 3FS

Asking Price £484,995



This idyllic turnkey solution is situated in a peaceful location offering lovely hillside views in all directions and perfectly orientated for privacy. It features a professionally landscaped garden, with tiered stone paved patios, all weather lawn, ornamental trees and greenhouse. With beautiful, enclosed borders and high larch fencing, its low maintenance qualities offer maximum practicality. Combined with bi-folding doors to the dining room patio, it's the ultimate property for entertaining.

You'll discover practical solutions inside too. Its wider hallway is accentuated by "loft style" planked oak flooring - and immediately feels like home. The oak runs seamlessly into a charming reception room, highlighted by a welcoming bay window with garden views. With ample space for furniture. Catering for your special gatherings, the open plan kitchen/diner reveals the complete garden through expansive bi-folding doors. Its chic contemporary kitchen has a breakfast bar and striking quartz stone surfaces with the latest appliances, dishwasher, American fridge freezer and wall mounted TV. With utility and w.c. immediately accessible from kitchen/diner and rear external door, you have every situation covered. Walnut plank ceramic floor tiles complement quartz tops, brick feature wall and reclaimed wood shelving.

The stairwell features a rare landing window and circulation space is abundant. Cleverly designed cloakroom cupboards are located on the landing so you're fully organised. And with four large double bedrooms, there's ample space for families to develop. Master Bedroom 1 has a fully tiled ensuite and there are stylish fitted wardrobes in Bedrooms 1, 2 & 3.

The property has a large integral garage and wide asphalt drive accommodating two large vehicles. The front garden is all weather lawn, with feature gravel surround. The loft space has been converted for game changing storage with pull down access ladder.



- Lounge 19'6 x 11'1 (5.94m x 3.38m)
- Kitchen/Diner 20'1 x 11'4 (6.12m x 3.45m)
- Bedroom 1 12'8 x 11'1 (3.86m x 3.38m)
- Bedroom 2 12'8 x 10'4 (3.86m x 3.15m)
- Bedroom 3 10'4 x 10'4 (3.15m x 3.15m)
- Bedroom 4 10'6 x 9'9 (3.23m x 2.97m)
- Garage 16'7 x 10'0 (5.05m x 3.05m)

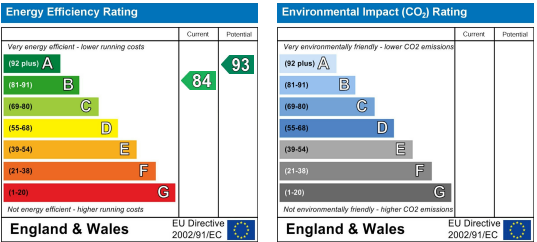
## Area Map



## 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.