



HUNTERS®
HERE TO GET *you* THERE

11 Oakcroft, Stalybridge, SK15 2UQ

11 Oakcroft, Stalybridge, SK15 2UQ

Asking Price £585,000

Presenting an immaculate detached house for sale, with an assortment of elegant features that make it a perfect choice for families. This property is generously proportioned with four bedrooms, one reception room, and a family bathroom, offering ample space to suit all your needs.

The house boasts an open-plan kitchen/diner flooded with natural light courtesy of the large windows and patio doors leading to the garden. The kitchen also offers a dining space, a cosy breakfast area and additional lounge area, making it the heart of the home where family and friends can gather for meals and conversation.

The reception room is a warm and inviting space, complete with large windows and a stylish fireplace, patio doors to the garden, perfect for relaxing or entertaining. One of the unique characteristics of this property is the availability of a dedicated utility room and a convenient downstairs W.C.

The four double bedrooms are sizable and comfortable, with the master bedroom offering an ensuite facility and stunning views. The second and fourth bedroom also features built-in wardrobes for extra storage.

Other features of this property include a private parking area for up to 3 cars and a beautiful garden, offering an outdoor space to enjoy the surrounding greenery.

The property is situated in a sought-after location with nearby schools, green spaces, and walking routes. It offers the perfect balance between a peaceful neighbourhood and easy access to local amenities.

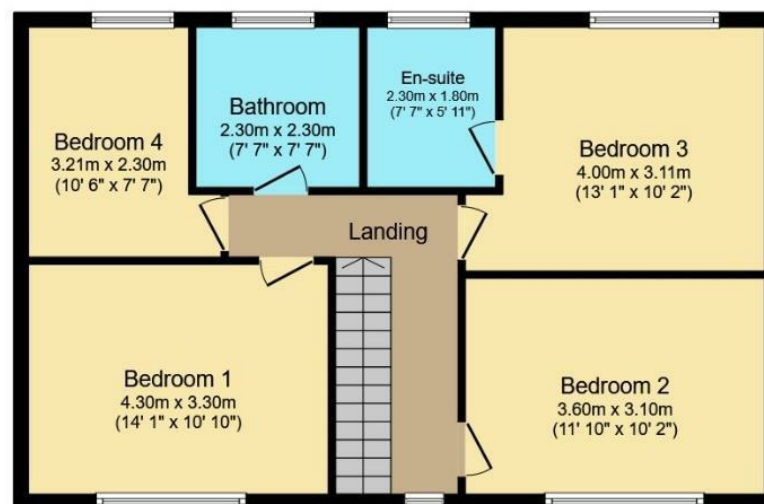
Rated 'D' on the EPC and falling under council tax band 'F', this house is a perfect choice for those seeking a blend of comfort, convenience, and charm.

In summation, this property provides a unique opportunity to own a stylish, spacious, and well-located home in an enviable location. The combination of its open-plan design, outdoor spaces, and the convenience of nearby amenities makes it an excellent choice for families.

Hunters Stalybridge & Tameside 87 Mottram Road, Stalybridge, SK15 2QS | 0161 870 1980
stalybridge@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area 162.9 m² (1,754 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		
	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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Lounge

21'8 x 12'6

Kitchen/Dining room

22'4 x 22'0

Utility Room

8'10 x 6'4

Garage

8'10 x 7'6

Bedroom 1

14'1 x 10'10

Bedroom 2

11'10 x 10'2


Bedroom 3

13'1 x 10'2

Bedroom 4

10'6 x 7'7

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		
England & Wales	EU Directive 2002/91/EC	

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.



