



ACRESBROOK

NUMBER TWO



Welcome to this exceptional five-bedroom detached residence, nestled in a peaceful residential enclave that offers both tranquillity and superb access to transport links. From the moment you step inside, you are greeted by a sense of refined comfort and modern elegance. Originally built in 1965, the house has been thoughtfully reimagined and retaining the mid-century features.





The heart of the home is a stunning kitchen, thoughtfully designed with a generous island, sleek integrated Miele appliances, and a walk-in pantry that will delight any home chef. Expansive sliding doors seamlessly connect the indoors to the garden, creating a luminous, open-plan living space perfect for entertaining or simply unwinding with family.

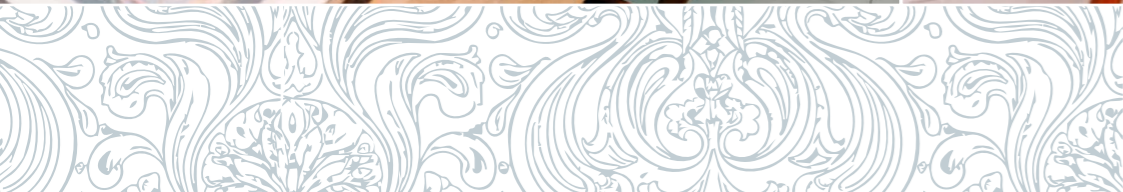
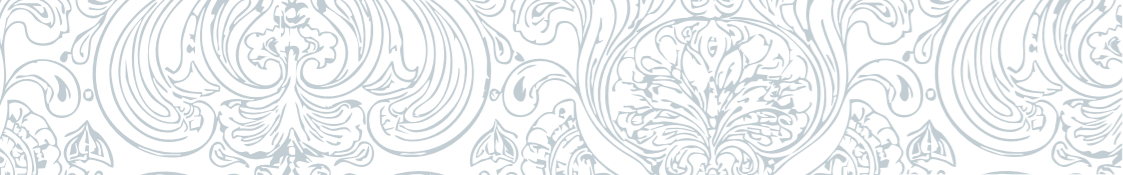




The three versatile reception rooms offer flexibility for both formal gatherings and relaxed evenings. A stylish wood burning stove adds warmth and character to the formal lounge area with further bi fold doors connecting the space to the garden. These rooms, as well as the dining and kitchen areas, have the added benefit of underfloor heating.

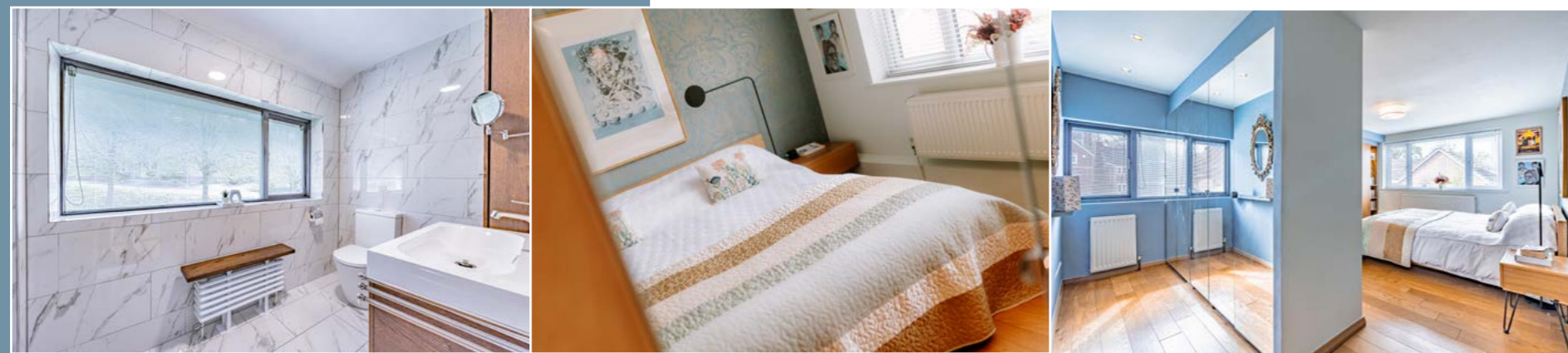








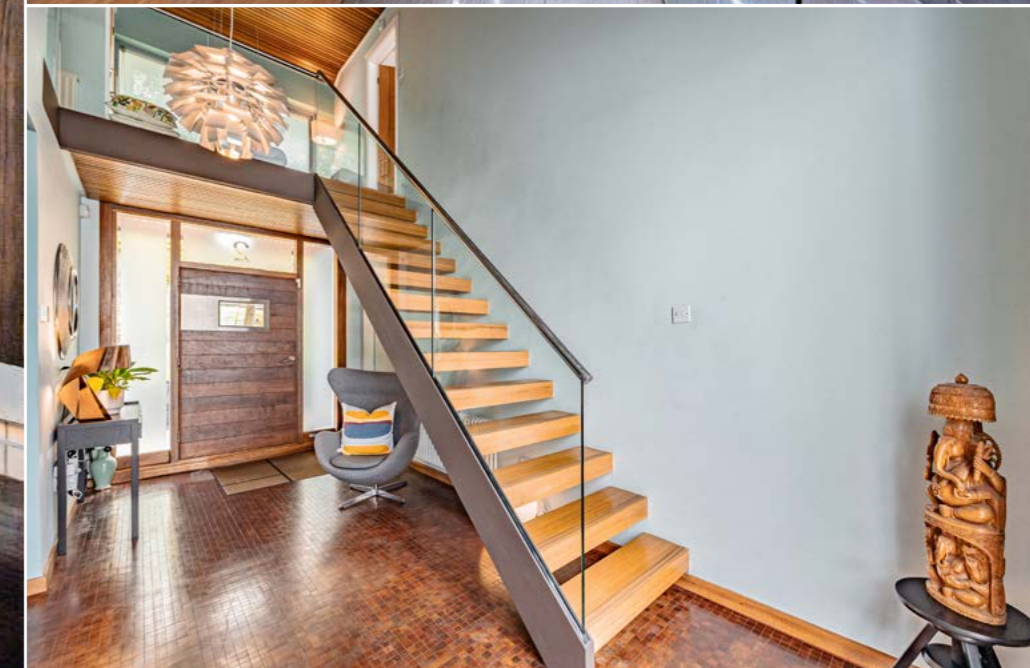
Four beautifully proportioned double bedrooms with fitted wardrobes provide restful retreats, complemented by a fifth room ideal as a study or creative workspace. The principal suite has an elegant and luxurious feel with a walk-through wardrobe area leading to your ensuite bathroom. All three contemporary bathrooms feature luxurious finishes, ensuring comfort and convenience for every member of the household.







Every detail in this home has been carefully considered, from the welcoming entrance hall with ample storage in the family cloakroom to the utility / wc and shower room creating a harmonious blend of practicality and sophistication.



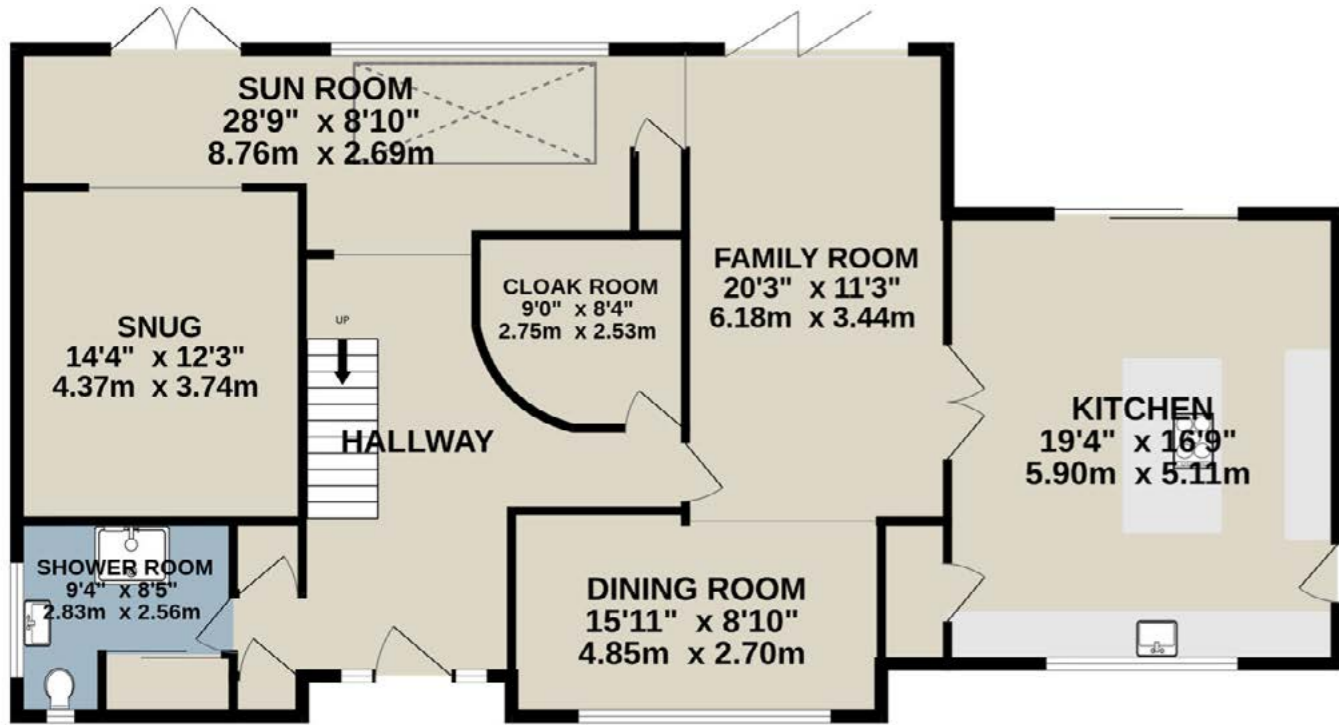


Step outside and discover a private oasis designed for both relaxation and vibrant social gatherings. The spacious, landscaped garden is a true extension of the living space, offering lush lawns bordered by mature planting for year-round colour and privacy. The decked patio is the perfect spot for al fresco dining, complete with a covered outdoor seating and BBQ area that invites you to enjoy long summer evenings with friends. Whether you are hosting lively garden parties or seeking a quiet morning coffee surrounded by birdsong, this outdoor space caters to every mood. A side utility garden area has storage, power points and garden lights. A sweeping driveway leads to secure garage parking for three cars, ensuring convenience for family and guests alike. The property's location also places you within easy reach of well-regarded schools, charming local shops, and scenic parks, making it an ideal choice for those seeking a premium lifestyle in a welcoming community.

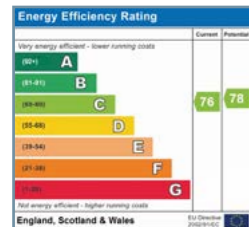
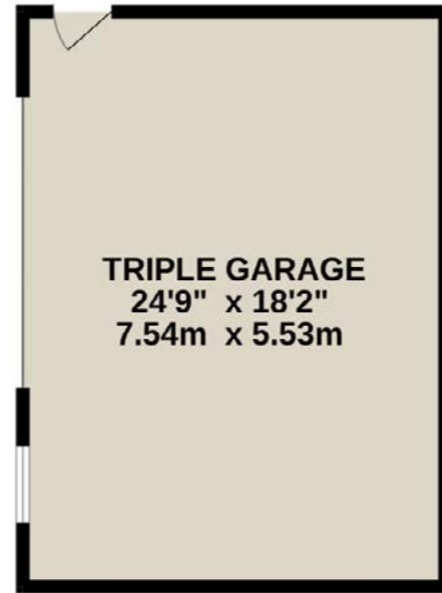




Stalybridge has a bustling town centre with excellent transport links to Manchester and Yorkshire. The Huddersfield Narrow Canal is perfect for walks with friends. If you are feeling more adventures the Pennine Moors are close at hand offering varied walking opportunities. Cheetham Park lies just a few minutes' walk from the property and Stalybridge Country Park lies just over a mile away, with its four reservoirs and Cowbury Dale and adjoining land at Carrbrook. There is a large Tesco within walking distance for the weekly shop and plenty of cafes and bars to enjoy.



GROUND FLOOR
1895 sq.ft. (176.1 sq.m.) approx.



TOTAL FLOOR AREA : 3050 sq.ft. (283.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KEY FEATURES

- Quiet residential location close to excellent transport links
- Modern kitchen with island, integrated Miele appliances and walk in pantry
- Large bi-fold and sliding doors connecting the garden to the house
- Underfloor heating and triple glazing
- Four double bedrooms plus a study
- Three flexible reception rooms offering open plan living
- Stylish wood burning stove
- Three contemporary bathrooms
- Spacious landscaped garden and sweeping driveway
- Garage parking for three cars
- Decked patio with covered outdoor seating/ BBQ area



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Presented By



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