



## Mottram Old Road, Stalybridge, SK15 2TG

### Offers in the region of £485,000

This stunning three-bedroom semi-detached family home is an exceptional turn-key property, enjoying breathtaking surrounding views and occupying an elevated position on one of the most sought-after roads in Stalybridge. Ideally positioned within walking distance of the town centre, a range of local amenities and excellent transport links, the home is also situated within the catchment area for the highly regarded schools, making it particularly appealing to families.

Upon entering, the welcoming entrance hall sets the tone for the rest of the accommodation. The dual-aspect lounge provides an impressive living space, enhanced by bi-fold doors that open out onto the rear garden, seamlessly connecting indoor and outdoor living. The bay-fronted dining room offers an elegant yet cosy space for both everyday family meals and more formal entertaining, featuring a charming log-burning stove and opening into the fitted kitchen, which is well equipped with a range of contemporary units and work surfaces. A convenient ground floor WC and internal access to the integral garage further add to the practicality of the layout.

To the first floor, the dual-aspect principal bedroom enjoys stunning views to both the front and rear, creating a peaceful and relaxing retreat. Two additional bedrooms are well proportioned and versatile, suitable for family members, guests or home office use. The first floor is completed by a modern family bathroom and a separate WC, enhancing convenience for busy households.

Externally, the property continues to impress. A well-maintained lawned garden to the front with established planted borders, while a resin driveway provides ample off-road parking for multiple vehicles and leads to the integral garage. The enclosed rear garden has been attractively landscaped and features a generous paved patio, lawned areas with planted borders and truly stunning long-range views, making it an ideal space for both relaxation and entertaining.



## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading to first floor, door to under stairs storage cupboard, doors leading to:

### Lounge

16'6" x 10'10" (5.03m x 3.30m)

Double glazed window to front, bi-fold door to the rear opening out to rear garden.

### Dining Room

10'10" x 11'4" (3.30m x 3.46m)

Double glazed bay window to front, feature inglenook fireplace with inset multi fuel stove, radiator, open plan to:

### Kitchen

9'7" x 9'8" (2.93m x 2.96m)

Fitted with a matching range of units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge, integrated dishwasher, built-in eye level Smeg oven, built-in five ring gas hob with extractor hood over, built-in coffee machine, double glazed window to rear, door leading to:

### Rear Hall

Radiator, door leading out to rear garden, door to integral garage, door leading to:

### WC

Two piece suite comprising, wash hand basin and low-level WC, heated towel rail.

## FIRST FLOOR

### Landing

Double glazed window to rear, doors leading to:

### Bedroom 1

16'6" x 10'10" (5.03m x 3.30m)

Double glazed window to front and rear, radiator.

### Bedroom 2

10'5" x 11'9" (3.18m x 3.59m)

Double glazed bay window to front, radiator.

### Bedroom 3

8'8" x 7'11" (2.64m x 2.41m)

Double glazed window to rear, radiator.

### Bathroom

7'6" x 4'7" (2.29m x 1.40m)

Two piece suite comprising L shaped bath with shower over and vanity wash hand basin, part tiled walls, double glazed window to front, heated towel rail.

### WC

Low-level WC, double glazed window to rear.

## OUTSIDE

Well maintained lawn to the front with planted borders, and resin driveway providing ample off road parking leading to the integral garage. Enclosed landscaped garden to the rear with good sized paved patio, lawn areas with planted borders and stunning long range views.

### Garage

15'1" x 9'1" (4.60m x 2.76m)

Up and over door to the front, Window to side, lighting and power, access door to the rear.

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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 110.6 sq. metres (1190.7 sq. feet)

