

# DAWSONS

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## Mottram Old Road, Stalybridge, SK15 2SZ

Ingenook House stands in established gardens on a generous sized plot close to Stalyhill School in one of the most sought-after locations of the area. The original accommodation has been stylishly and sympathetically extended providing stunning accommodation whilst retaining much of its inherent charming character. Boasting a large contemporary open-plan living room/kitchen there is a further substantial bay-fronted lounge and separate office/sitting room to the ground floor. The substantial living space is matched by the four double-bedrooms and two bathrooms to the first floor.

The individual appearance of this detached executive property is to sure to impress and we would urge interested parties to make an early appointment to view.

**Offers Over £800,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Mottram Old Road, Stalybridge, SK15 2SZ

- Superbly Presented Four-Bedroom Executive Detached Property
- Mature Garden Plot
- Four Double-Bedrooms, Master With Contemporary En-Suite Shower Room
- Contemporary Designed With Retained Character Features
- Large Garage With Accommodation Over
- Presented To A Particularly High Standard
- Premier Residential Location
- Stunning Open-Plan Living Room/Kitchen
- Internal Inspection Simply Essential

## The Accommodation Briefly Comprises:

Entrance porch, large entrance hallway, cloaks/WC, bay-fronted lounge with feature fireplace, sitting room/study, contemporary open-plan living room/kitchen with NEFF appliances, central island and bi-folding doors onto the rear garden, utility room. To the first floor there are four double-bedrooms (Master bedroom having fitted wardrobes and contemporary en-suite shower room), family bathroom with modern four-piece white suite.

Externally, the property is set within a mature substantial garden plot. There is a driveway providing off-road parking for several vehicles leading to a large attached garage which has fixed stairs to first floor accommodation.

The property is within a short distance of the ever popular Stalyhill Schools and is within easy reach of Stalybridge town centre which provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. Several countryside/woodland walks are in the vicinity with other amenities including Cheethams Park, Priory Tennis Club and Gymetc.

## The Accommodation In Detail Comprises:

### GROUND FLOOR

#### Entrance Porch

Double-glazed windows and door.

#### Entrance Hallway

Wooden flooring, central heating radiator.

#### Cloaks/WC

Low-level WC, wash hand basin, heated chrome tower rail/radiator, uPVC double-glazed window, recess spotlights.

#### Lounge

16'0 x 13'6 (4.88m x 4.11m)

Two double-glazed windows either side of the fireplace, large double-glazed bay window, central heating radiator.

#### Sitting Room/Study

11'7 x 7'9 (3.53m x 2.36m)

Double-glazed bay window, recess spotlights, central heating radiator.

#### Open-Plan Living Room/Kitchen Sitting Area

11'11 x 10'10 (3.63m x 3.30m)

Double-glazed window, central heating radiator.

#### Main Living/Kitchen Area

24'5 x 16'4 (7.44m x 4.98m)

Contemporary range of wall and floor mounted units, central island with breakfast bar, one and a half bowl stainless-steel sink unit, granite work surfaces, two integrated NEFF ovens, NEFF induction hob, stainless-steel backplate and chimney hood, two double-glazed windows, double-glazed bi-folding doors onto the rear garden.

#### Utility Room

8'4 x 7'6 maximum (2.54m x 2.29m maximum)

Stainless-steel inset sink, a range of modern wall and floor mounted units, plumbing for automatic washing machine and dryer, uPVC double-glazed window, central heating radiator.

### FIRST FLOOR

#### Landing

Double-glazed window, recess spotlights, two central heating radiators, two loft accesses, small built-in storage cupboard.

#### Bedroom 1

16'1 x 13'6 plus bay window (4.90m x 4.11m plus bay window)

Feature fireplace, three double-glazed windows, fitted wardrobes, central heating radiator.

#### En-Suite

9'4 x 5'5 (2.84m x 1.65m)

Contemporary white suite having shower cubicle, wash-hand basin with vanity storage unit below, low-level WC, fully tiled, tiled floor, recess spotlights, double-glazed window, heated towel rail/radiator, underfloor heating.

#### Bedroom 2

12'6 x 11'7 (3.81m x 3.53m)

Two double-glazed windows, central heating radiator.

#### Bedroom 3

14'4 x 9'9 (4.37m x 2.97m)

Feature fireplace, double-glazed window, central heating radiator.

#### Bedroom 4

12'6 x 12'4 maximum (3.81m x 3.76m maximum)

Double-glazed window, central heating radiator.

#### Bathroom/WC

10'9 x 6'4 (3.28m x 1.93m)

Contemporary white suite having tiled panel bath with shower tap attachment, shower cubicle, wash hand basin with vanity storage unit below, low-level WC, fully tiled, tiled floor, double-glazed window, recess spotlights, heated chrome towel rail/radiator, underfloor heating.

### EXTERNAL

Externally, there are mature lawned gardens and patios and a Summer house.

A driveway leading up to the property provides off-road parking for several vehicles and there is a large attached garage (18'9 x 15'2 including stairwell) with rear personnel door. There is a fixed staircase within the garage leading to boarded accommodation over which has restrictive headroom and double-glazed Velux window.

### TENURE

Tenure is Freehold - Solicitors to confirm.

### COUNCIL TAX

Council Tax Band "F".

### VIEWINGS

Strictly by appointment with the Agents.

### AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



## Directions



# Floor Plan

GROUND FLOOR



1ST FLOOR



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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