



**Jordan fishwick**

213A MOTTRAM ROAD STALYBRIDGE SK15 2QX  
£550,000

## 213A MOTTRAM ROAD STALYBRIDGE SK15 2QX

\*\* SEE OUR VIDEO TOUR \*\* A stunning, individually built, detached split-level bungalow, hidden away at the end of an electric gated driveway and offering immaculately presented living space with large private gardens and an attached double garage. Built in 2005 for the current owner, the property briefly comprises of an entrance hall/dining room, spacious 19ft lounge and fitted breakfast kitchen with polished Granite tops and all with vaulted ceilings, skylight windows, polished Limestone floor and underfloor heating, a utility room and wc, second wc, master bedroom with en-suite shower room and there are two further bedrooms and a luxury bathroom with a freestanding bath on the lower level. Beautiful gardens with private decked area, block paved driveway, garden shed and greenhouse. Energy Rating C

### Directions

Heading out of Stalybridge in a Southerly direction along Mottram Road (A6018) the driveway to the property is on the left hand side, in-between numbers 211 and 213.

### GROUND FLOOR

#### Entrance Hall/Dining Room

15'11 x 13'9

Double glazed front door, Limestone floor with underfloor heating, two wall light points, vaulted ceiling with three Velux double glazed skylight windows, archway to the kitchen and double opening doors through to:

#### Lounge

19'7 x 16'1

Pvc double glazed front mullion windows, two pvc double glazed rear windows, vaulted ceiling, gas log effect fire, underfloor heating, double opening doors leading through to the Inner hallway.

#### Breakfast Kitchen

16'0 x 10'1

A range of fitted high gloss kitchen units including base cupboards and drawers, pan drawers, Fisher & Paykel dish drawer, polished Granite tops with inset stainless steel one and a half bowl sink and mixer tap, induction hob and filter hood, central island with breakfast bar and polished Granite top, integrated fridge and freezer, split-level Bosch electric oven and Zanussi microwave, matching wall cupboards, pvc double glazed front windows, vaulted ceiling with two Velux skylight windows, Limestone flooring with under floor heating and door leading to the garage.

#### Inner Hallway

Spindled staircase leading down to the lower ground floor, Velux double glazed skylight window and doors leading off to:

#### Utility Room

Plumbing for an automatic washing machine, space for a dryer, work top and single drainer stainless steel sink unit, central heating radiator, fitted wardrobes and pvc double glazed side window.

#### Wc

A white close coupled wc, marble circular wash hand basin with mixer tap and wash stand, chrome finish towel radiator and pvc double glazed rear window.

#### Master Bedroom

14'6 x 11'8 (max)

Pvc double glazed front mullion windows, central heating radiator and door to:

#### En-Suite Shower Room

Shower cubicle with multi-jet shower, wash hand basin with mixer tap and vanity unit, close coupled wc, chrome finish towel radiator and pvc double glazed rear window.

#### LOWER GROUND FLOOR

#### Hallway

Central heating radiator and doors leading off to:

#### Bedroom Two

14'5 x 9'7 (plus recess)

Pvc double glazed side window and central heating radiator.

#### Bedroom Three

9'2 x 8'3 plus 6'2 x 5'0

Pvc double glazed side window and central heating radiator

#### Bathroom

A white four piece suite including a freestanding oval bath with mixer tap, pedestal wash hand basin, close coupled wc and corner shower cubicle, chrome finish towel radiator and pvc double glazed side window.

#### OUTSIDE

#### Attached Double Garage & Wc

16'1 x 15'9

Remote controlled electric roll over door, power and light, two pvc double glazed windows, pvc personnel door, wc off with white close coupled wc, wash hand basin, chrome finish towel radiator and pvc double glazed window, steps down to an internal hallway with cupboard housing the Worcester gas fired combination boiler and door to the kitchen.

#### Gardens

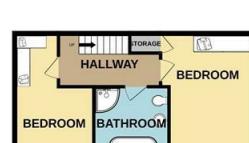
The property has a block paved driveway in front of the garage and stands within beautifully stocked gardens with a lawn, mature monkey puzzle tree, colourful borders, hidden decked area, garden shed and greenhouse.

Our ref:Cms/cms/0730/25



LOWER GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.

GROUND FLOOR  
1412 sq.ft. (131.2 sq.m.) approx.



TOTAL FLOOR AREA: 1814 sq.ft. (168.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. The plan is for illustrative purposes only and should be used as such. Prospective purchasers: The vendor has not tested any services or equipment which may be present in the property. Prospective purchasers are advised to make their own investigations as to their operability or efficiency can be given.

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| Energy Efficiency Rating                                   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |         |           |
| (81-91) B  |         |           |
| (69-80) C  | 72      | 75        |
| (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                                    |         |           |