

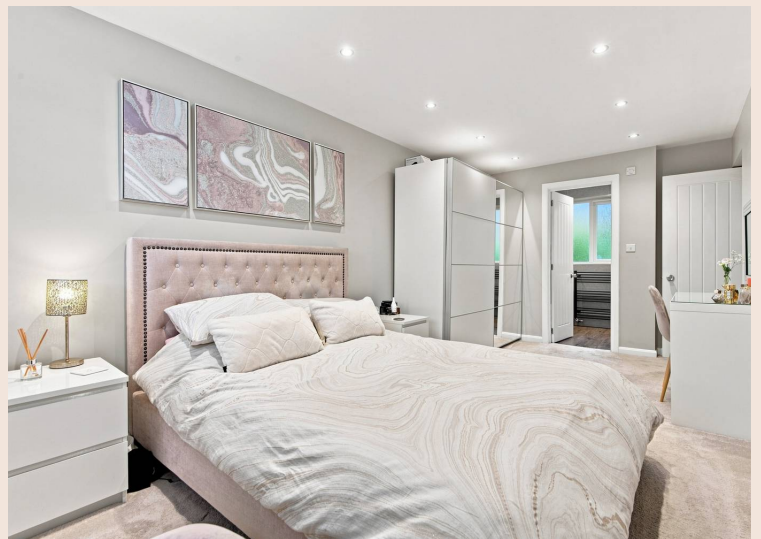


Rookery Close, Stalybridge

Leasehold

Modern kitchen with integrated appliances • Breakfast bar • Open plan kitchen and dining area • Patio doors to garden
 • Spacious and well-maintained garden with patio • Off-road parking and driveway • Integral garage • Wood-burning stove • Contemporary bathrooms with walk-in shower and heated towel rail • A peaceful & popular residential area





Welcome to this beautifully presented four-bedroom, three-bathroom link detached house, where modern elegance meets inviting comfort in every detail. From the moment you arrive, the front garden and paved driveway set the tone, offering excellent kerb appeal and convenient off-road parking alongside an integral garage. Step through the front door and you're welcomed into a spacious, light-filled home that flows seamlessly from room to room, designed for both relaxation and entertaining.

The heart of the house is the open plan kitchen and dining area, where sleek, modern kitchen units and integrated AEG appliances provide everything the contemporary home chef could wish for. The kitchen island and breakfast bar create an ideal spot for casual dining or gathering with friends. Wooden flooring underfoot adds warmth and character, while large patio doors bathe the space in natural light and invite you to step out into the garden for easy indoor-outdoor living. The adjacent dining area, complete with a rustic table and contemporary chairs, is perfect for family meals or more formal get-togethers.

The living area offers the perfect retreat, featuring a stylish wood-burning stove for cosy evenings and a plush modern leather sofa set against a neutral colour palette. Large windows flood the room with sunlight and offer tranquil views of the garden, while modern lighting fixtures and soft carpets add to the warm, welcoming atmosphere. Whether you're curling up with a book or hosting a movie night, this space is designed for comfort and enjoyment.

Upstairs, four generously sized bedrooms provide peaceful sanctuaries for every member of the family. Each bedroom is beautifully decorated with modern, neutral tones and benefits from ample natural light streaming through large windows. Plush upholstered headboards, soft carpeting, and elegant lighting create a restful ambience, while built-in wardrobes and smart storage solutions ensure clutter-free living. The principal suite stands out with its ensuite access, a chic vanity area with illuminated mirror, and luxurious touches such as a bath with a shower over head for busy mornings and relaxing evenings. Additional bedrooms are thoughtfully designed for versatility, whether used as guest rooms, children's bedrooms, or a bright home office with garden views.

The three modern bathrooms are finished to a high standard, featuring contemporary tiling, walk-in showers with glass partitions, heated towel rails, and wood effect flooring. Large frosted windows allow for privacy while filling the rooms with natural light, and sleek sinks with decorative tile borders add a touch of sophistication. Ample storage and stylish vanity areas make the morning routine a pleasure.

The garden has been carefully landscaped with wooden raised bed seating areas, lawns and a sunny patio for relaxing and entertaining.

Council Tax band: E

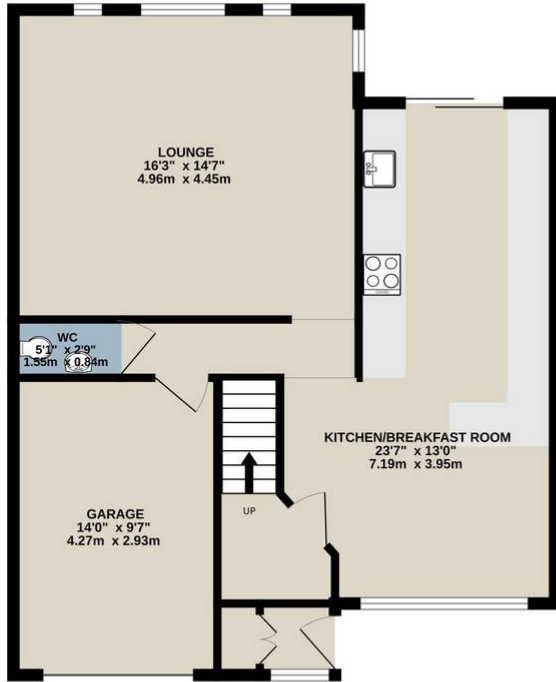
Tenure: Leasehold £15 PA Emersons 949 Years Left

EPC Energy Efficiency Rating: C

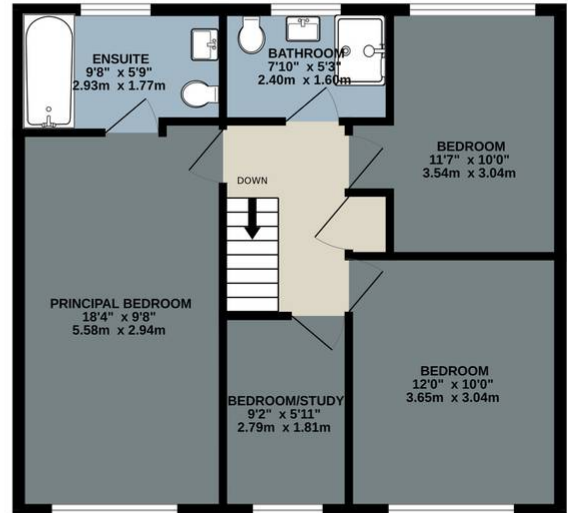
EPC Environmental Impact Rating: D



GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 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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