



**Mottram Road, Stalybridge, SK15 2SS**  
**Offers in the region of £450,000**

Fantastic development opportunity is afforded by this substantial three bedroom detached bungalow with an incredibly large loft providing potential to create further accommodation if required and is situated in this sought after area of Stalybridge with only a full personal inspection fully revealing the potential that is on offer.

The well planned and enormously spacious accommodation briefly comprises: To the ground floor large entrance porch, entrance hallway with cloakroom, great sized lounge overlooking the front and side gardens, dining room that leads to the kitchen, three goods sized bedrooms and a bathroom/WC. There is also a substantial loft area being some 14 metres x 6.8 metres providing excellent potential for further accommodation if required. To the outside there is a garage with separate WC and superbly sized gardens surround the property. The property is gas central heated with partial double glazing and provides enormous potential to develop the property to create a lovely family home.

Fantastic Development Opportunity. Chain Free - Viewing Highly Recommended!.



## GROUND FLOOR

### Entrance Porch

### Entrance Hall

### Cloakroom/Store

### Lounge

17'7" x 17'1" (5.36m x 5.20m)

### Kitchen

15'3" x 11'1" (4.66m x 3.37m)

### Dining Room

8'11" x 11'1" (2.71m x 3.37m)

### Bedroom 1

12'9" x 17'1" (3.88m x 5.20m)

### Inner Hallway

### Bedroom 2

10'2" x 11'6" (3.11m x 3.51m)

### Bedroom 3

10'2" x 11'1" (3.11m x 3.37m)

### Bathroom/WC

### Loft Area

46'10" x 22'4" (14.29 x 6.83)

## OUTSIDE

### Gardens

### Garage

17'4" x 8'7" (5.30 x 2.63)

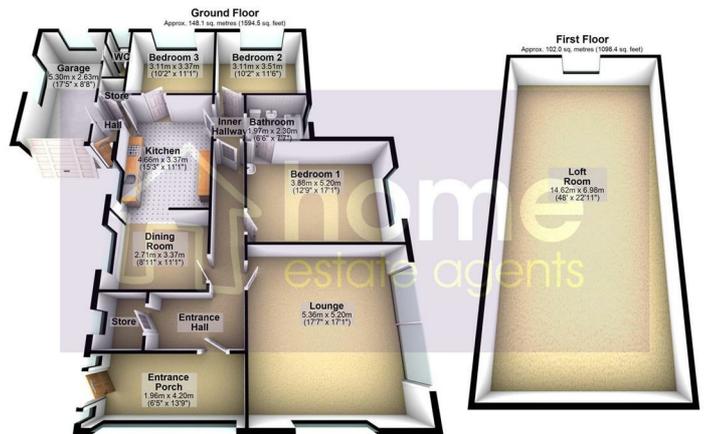
### WC

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

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.



Total area: approx. 250.2 sq. metres (2693.0 sq. feet)

