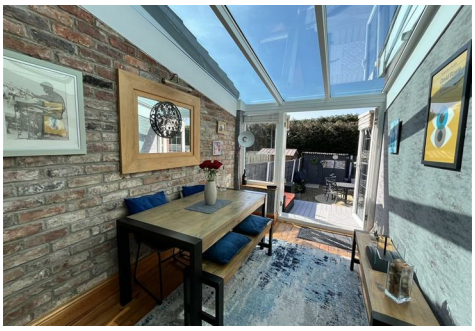
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246 Mottram Road, Stalybridge, SK15 2SU

£340,000

A Wilson Estates are delighted to offer for sale this beautiful three bedroom home on the highly regarded Mottram Road in Stalybridge.

This is a property that stands out for all the right reasons. From the moment you arrive and notice the gated block-paved driveway and the classic bay window with stained glass accents, you know you are about to see something special.

Step through the front door into an entrance vestibule, opening into a welcoming hallway with wooden flooring and stairs rising to the first floor. Just off here, the lounge can be found at the front of the home. With its bay window and feature fireplace with inset cast iron fire, this is a room made for cosy evenings.

The sitting room spans the full width of the home and is sure to impress, featuring a gorgeous exposed brick chimney breast, inset log-burning stove, and a built-in log store. This is a space that really feels like the heart of the home.

From here, you can access the kitchen - galley style and planned to perfection -with modern grey gloss cabinetry, light coloured worktops, and plenty of natural light.

246 Mottram Road

Matley, Stalybridge, SK15 2SU

£340,000







The immediate area offers plentiful walks, cycle tracks and bridleways, along with access to open green spaces and the local trig point. Nearby leisure facilities include Priory Tennis Club, Stalybridge Archery Club, and Bower Fold Football Club. The popular Waggon and Horses pub is just a stroll away too, perfect for a Sunday lunch or a drink in the beer garden on a sunny day.

The town of Stalybridge is a short drive away and offers a range of amenities including independent shops, cafés, bistros, a library, and a post office.

Transport links are excellent, providing easy access to nearby towns such as Mossley, Mottram, Glossop, and Ashton-under-Lyne. Stalybridge train station also offers direct links into Manchester city centre and beyond.

Entrance Vestibule

Two windows to side. Two windows to front. Door to:

Entrance Hall

Radiator. Stairs to first floor. Ceiling light. Wall mounted picture light. Door to:

Lounge

10'10" x 10'9" (3.30m x 3.28m)

Bow window to front elevation. Feature fireplace with inset gas fire. Double radiator, Ceiling light. Wall mounted picture lights.

Sitting Room

10'11" x 16'6" (3.33m x 5.04m)

Exposed brick chimney breast with inset woodburning stove. Radiator. Ceiling light. Built in wood store shelving. Access to under stairs storage cupboard. Door to kitchen. Double doors to:

Sun Room/Dining Room

11'1" x 7'5" (3.38m x 2.26m)

Currently utilised as a dining room, this sunroom is full of natural light thanks to the French doors to the rear opening out into the garden, and the glass ceiling. With exposed brick wall, wooden skirting boards, and wood flooring. Picture light to wall. Double radiator.

Kitchen

11'1" x 8'10" (3.38m x 2.68m)

Fitted with a matching range of dove grey gloss base and eyelevel units with coordinating worktops over. Integrated fridge freezer. Built in eye level Bosch electric oven and separate grill. Five ring gas hob with extractor hood over. One and a half bowl ceramic sink with drainer and mixer tap over. Integrated slimline dishwasher. Downlights to ceiling. Wall mounted Worcester Combi boiler. Window to rear elevation with a view over garden.

Stairs and Landing

Ceiling light. Access to all bedrooms and family bathroom. Loft hatch providing access up to loft space.

Bedroom One
10'11" x 10'4" (3.33m x 3.15m)
Window to rear elevation with views over rear garden. Ceiling light. Single radiator.

Bedroom Two
10'10" x 10'2" (3.30m x 3.09m)
Bay window to front elevation. Double radiator. Ceiling light. Wall mounted picture light. Feature cast iron fireplace. Door to storage cupboard.

Bedroom Three
7'9" x 6'1" (2.36m x 1.85m)
Window to front elevation. Ceiling light. Single radiator.

Shower Room
A wet room style shower room fitted with three-piece suite comprising of white WC, hand wash basin, and walk in large shower enclosure. Fully tiled walls and flooring. Panelled ceiling with downlights. Window to rear elevation.

Outside and Gardens
Gated block paved driveway to front of home with hedged borders.

To the rear there is a large, low maintenance South West facing garden with composite decking area and large pebbled area with stone patio circle feature.

Additional Information
Tenure: Freehold
EPC Rating: C
Council Tax Band: C





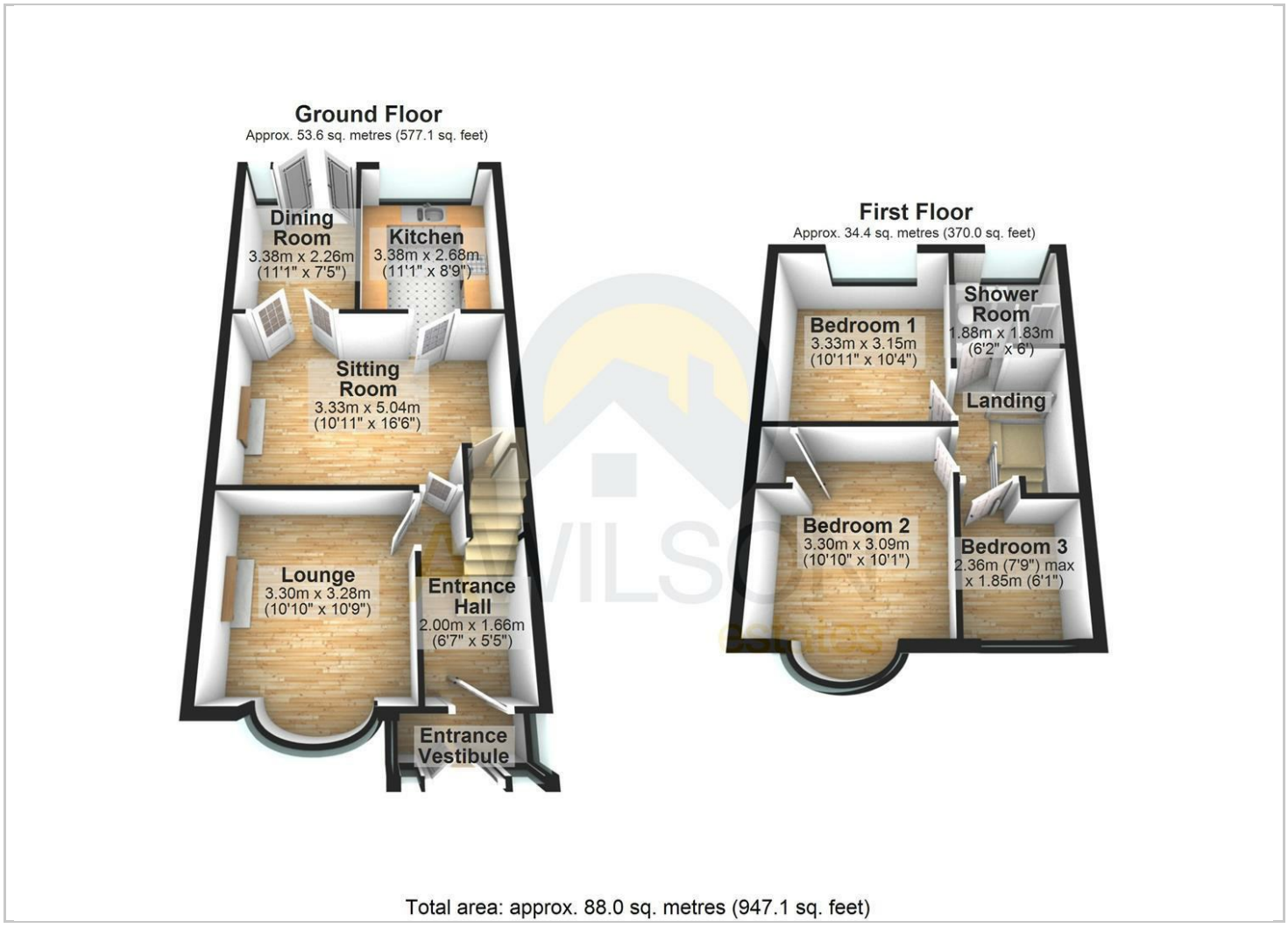






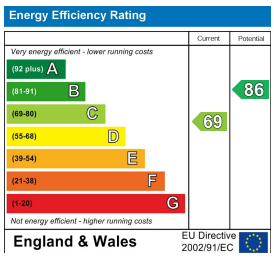


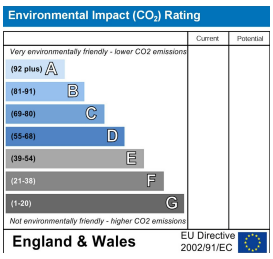




Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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