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Mottram Road, Stalybridge, SK15 2QX

Offers over £550,000

Situated in the highly sought-after location of Mottram Road, Stalybridge, this superb four-bedroom semi-detached family home offers deceptively spacious accommodation arranged over three floors, complemented by two cellar rooms and an abundance of character and original features throughout. Combining traditional charm with generous living space, the property offers a fantastic opportunity for families looking for a home with both space and individuality.

Ideally positioned close to the beautiful Cheetham Park, the property is also within easy reach of local schools, amenities and excellent transport links, making it particularly convenient for commuters and families alike.

The accommodation briefly comprises an entrance vestibule leading into a welcoming hallway, a spacious lounge and separate family room, providing two versatile reception spaces. To the rear is the kitchen, open plan to a further kitchen extension, creating an excellent space for everyday family life and entertaining, with bi-fold doors opening directly onto the rear garden. The two cellar rooms offer additional storage.

To the first floor are three well proportioned bedrooms and a family bathroom, whilst a further staircase leads to the second floor, where a fourth bedroom can be found.

Externally, the property benefits from a gated paved courtyard to the front, whilst to the rear is a substantial enclosed garden featuring a paved area with steps leading down to an extensive lawned garden, providing an excellent outdoor space for families and entertaining.







GROUND FLOOR

Entrance Vestibule
3'9" x 3'10" (1.15m x 1.18m)
Door to front, door leading to:

Hallway
28'2" x 3'10" (8.59m x 1.18m)
Stairs leading to first floor, doors leading to:

Lounge
13'10" x 15'9" (4.22m x 4.80m)
Double glazed window to front, feature open fire, radiator.

Family Room
13'10" x 13'10" (4.21m x 4.22m)
Double glazed window to rear, feature original fireplace.

Kitchen
22'3" x 12'10" (6.78m x 3.92m)
Fitted with a matching range of base and eye-level units, worktop space over, inset sink with mixer tap, radiator, open plan to:

Kitchen Extension
19'2" x 12'10" (5.84m x 3.92m)
Bi-fold door opening to rear garden.

FIRST FLOOR

Landing
45'4" x 5'9" (13.83m x 1.76m)
Double glazed window to front, radiator, stairs leading to second floor, doors leading to:

Master Bedroom
13'10" x 15'0" (4.22m x 4.57m)
Double glazed window to front, radiator.

Bedroom 2
13'10" x 13'10" (4.21m x 4.22m)
Double glazed window to rear, radiator.

Bedroom 3
17'1" x 9'5" (5.21m x 2.87m)
Double glazed window to side, radiator.

Bathroom
8'6" x 12'10" (2.59m x 3.92m)
Four piece suite comprising bath, shower, wash hand basin and low-level WC, double glazed window to side, radiator.

SECOND FLOOR

Bedroom 4
23'2" x 19'11" (7.05m x 6.08m)
Double glazed window to side, radiator.

OUTSIDE
Gated paved forecourt garden to the front. Enclosed substantial garden to the rear mainly laid to lawn.

DISCLAIMER
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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.

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