



## 5 The Mall, Stalybridge, SK15 2TN Offers In The Region Of £400,000

Set in an elevated position on the ever popular The Mall, this beautifully presented two bedroom bungalow has been lovingly renovated and is now ready for its next chapter. With stunning views to both the front and rear, and stylish finishes throughout, this home offers true "turn key" accommodation in a sought after location.

As you approach the property a block paved driveway and low maintenance artificial lawn greet you, with porcelain steps leading to the front door.

Step inside into a cosy entrance vestibule with soft fitted carpets underfoot, leading into a bright and spacious open plan lounge/dining room. This space features a beautiful fireplace as its focal point, along with a box bay window that perfectly frames the views to the front.

To the rear, the heart of the home is the stylish kitchen – thoughtfully designed with white high gloss units, coordinating worktops, and a central island. With fully integrated appliances, including a wine cooler, this modern kitchen is decorated in tasteful neutral tones and perfect for everyday living and entertaining alike.

The master bedroom is particularly special, enjoying views over the rear garden, a luxurious en suite with full sized bath, and direct access to a private sunroom – an ideal

# 5 The Mall

, Stalybridge, SK15 2TN

## Offers In The Region Of £400,000



### Entrance Vestibule

7'3" x 5'1" (2.21m x 1.55m)

A well appointed entrance vestibule, with fitted carpet and designer radiator. Door to:

### Lounge/Dining Room

22'10" x 16'1" (6.96m x 4.90m)

A spacious room tastefully decorated. A box bay window to the front perfectly frames the views of the hills beyond. A stylish living flame effect electric fire provides a focal point for the room. With fitted carpets and two radiators.

### Kitchen/Breakfast Room

15'10" x 10'10" (4.83m x 3.30m)

Fitted with a matching range of base and eye level white high gloss cabinetry with coordinating worktops, and a central island which serves as both practical worktop space and a breakfast bar for dining. The central island features

an induction hob and integrated wine cooler. A full range of integrated appliances include eye level electric Neff oven and microwave, dishwasher, fridge freezer, washing machine and tumble dryer. One and a half bowl stainless steel sink with mixer tap. Window to rear featuring views over the rear garden. Spotlights to the ceiling. Two radiators. Door leading out to rear garden.

### Hallway

Fitted carpets. Designer radiator. Door providing access out to side of property. Designer radiator. Loft hatch with drop down ladder providing access to loft space which is fully

boarded for storage, with power, lighting and radiator.

Door to:

### Master Bedroom

10'0" x 10'11" (3.05m x 3.33m)

Tastefully decorated and carpeted with a window to the rear overlooking the garden. Radiator. Door leading to en suite ( and subsequently to Sun Room)

### En-suite

A stylish fully tiled bathroom featuring a three piece suite comprising of white panelled bath with glass shower screen and rainfall head shower over, low level flush wc, and hand wash basin with vanity unit. Designer radiator. Spots to ceiling. Door to:

### Sun Room

With window to the rear elevation and double doors to the side opening onto the patio, this is a light and airy sitting room, and benefitting from stunning views over the rear garden and the hillside views beyond. Radiator.

### Bedroom Two

8'8" x 10'11" (2.64m x 3.33m)

Another room of double proportions, with fitted carpet, ceiling light, a radiator, window to side elevation, and door leading to en suite shower room.

### En-suite

Window to side elevation. Fitted with three

piece suite comprising of walk in shower cubicle with mains fed shower over, low level flush wc, and small hand wash basin with vanity unit. Designer radiator.

Tenure: Leasehold.  
EPC Rating: TBC  
Council Tax Band: D

### Shower Room

A fully tiled room with a corner shower, hand wash basin with vanity unit, and low level wc, Designer Radiator.

### Externally

Block paved driveway to front with parking for multiple cars. plus low maintenance front laid with artificial lawn. Porcelain tiles steps leading to front door. To the rear of the property is a stunning garden with patio area, large lawn with planted borders, and additional patio area at the top - the perfect place to sit and take in the views and make the most of the sunshine.

### Bin Store

A cleverly designed space - an electric roller style garage door opens to reveal storage space for all of your bins, adding to the kerb appeal of the property.

### Additional Information





## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	73
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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