



## 14 Fox Hill Drive, Stalybridge, SK15 2RP

**£440,000**

Location, Location, Location!

Fox Hill Drive is a truly special three bedroom detached family home, set within a peaceful cul-de-sac and offering breathtaking, far-reaching views across Stalybridge, Manchester and beyond. Having been lovingly owned by the same family for almost 40 years, the time has come for a new chapter - and what a wonderful opportunity this is for the next owners to create their own lasting memories.

Positioned on a generous plot, the home offers excellent potential to extend (subject to the necessary permissions), making it an ideal choice for growing families looking for a home they can truly make their own. Locations like this, with no through road and such stunning outlooks, rarely come to market.

As you approach, you're greeted by a low maintenance front garden and a double driveway leading to a spacious garage. Steps guide you up to the front door and into the home, where you are welcomed into an entrance area that opens into the dining room. Just off here is a well planned kitchen/breakfast room.

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Step outside and you'll discover a beautifully landscaped rear garden - a real suntrap and another perfect spot to sit back and soak in the surroundings. For those with green fingers, this is a space to truly enjoy.

The location only adds to the appeal. Situated in a well-regarded part of Stalybridge, the property enjoys easy access to a wide range of local amenities. Beautiful green spaces are close by, including Hobson Moor, Swallows Wood and Wild Bank, offering scenic walks and bridle paths stretching towards the Pennines and beyond. A variety of recreational facilities are also nearby, including Stalybridge Archery Club, Priory Tennis Club and Stalybridge Celtic F.C.

Families are particularly well catered for, with Stalyhill Infant and Junior Schools both within easy walking distance. Stalybridge Town Centre provides a great selection of everyday amenities, from independent butchers and greengrocers to cafés, eateries, a library and the Civic Hall. For commuters, Stalybridge Railway Station offers direct and convenient links into Manchester city centre, Huddersfield, Greenfield and beyond.

## **Entrance**

Stairs to bedroom areas. Door to Bedroom Three. Open plan to:

## **Dining Room**

12'2" x 8'9" (3.71m x 2.67m)

Ceiling light. Radiator. Door to kitchen. Door to:

## **Lounge**

12'11" x 16'11" (3.94m x 5.16m)

Bow window to front elevation with far reaching views. Fireplace with inset gas fire. Ceiling light. Radiator.

## **Kitchen/Breakfast Room**

12'2" x 7'11" (3.71m x 2.41m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built in electric double oven with four ring gas hob and extractor hood over. Space for fridge freezer. Window to side elevation. Door to side leading out to rear garden.

## **Landing**

Access to Bedroom One, Bedroom Two and Bathroom. Storage cupboard.

## **Bedroom One**

10'11" x 11'5" (3.33m x 3.48m)

Window to rear elevation. Fitted wardrobes. Ceiling light. Radiator.

## **Bedroom Two**

10'11" x 7'10" (3.33m x 2.39m)

Window to rear elevation. Fitted wardrobes. Ceiling light. Radiator.

## **Bedroom Three**

12'0" x 7'10" (3.66m x 2.39m)

Window to front elevation. Radiator. Ceiling light.

## **Bathroom**

A fully tiled bathroom fitted with four piece suite comprising of panelled bath with mixer tap over, WC, hand wash basin, and walk in shower

cubicle with electric shower over. Chrome heated towel rail. Two windows to rear elevation. Downlights to ceiling.

### Garage

Electric roller door to front. Fitted with power and lighting. Plumbed for automatic washing machine.

### Outside and Gardens

Generous low maintenance front gardens with planted borders and double driveway.

Large rear garden with patio areas and lawned areas with planted borders and far reaching views.

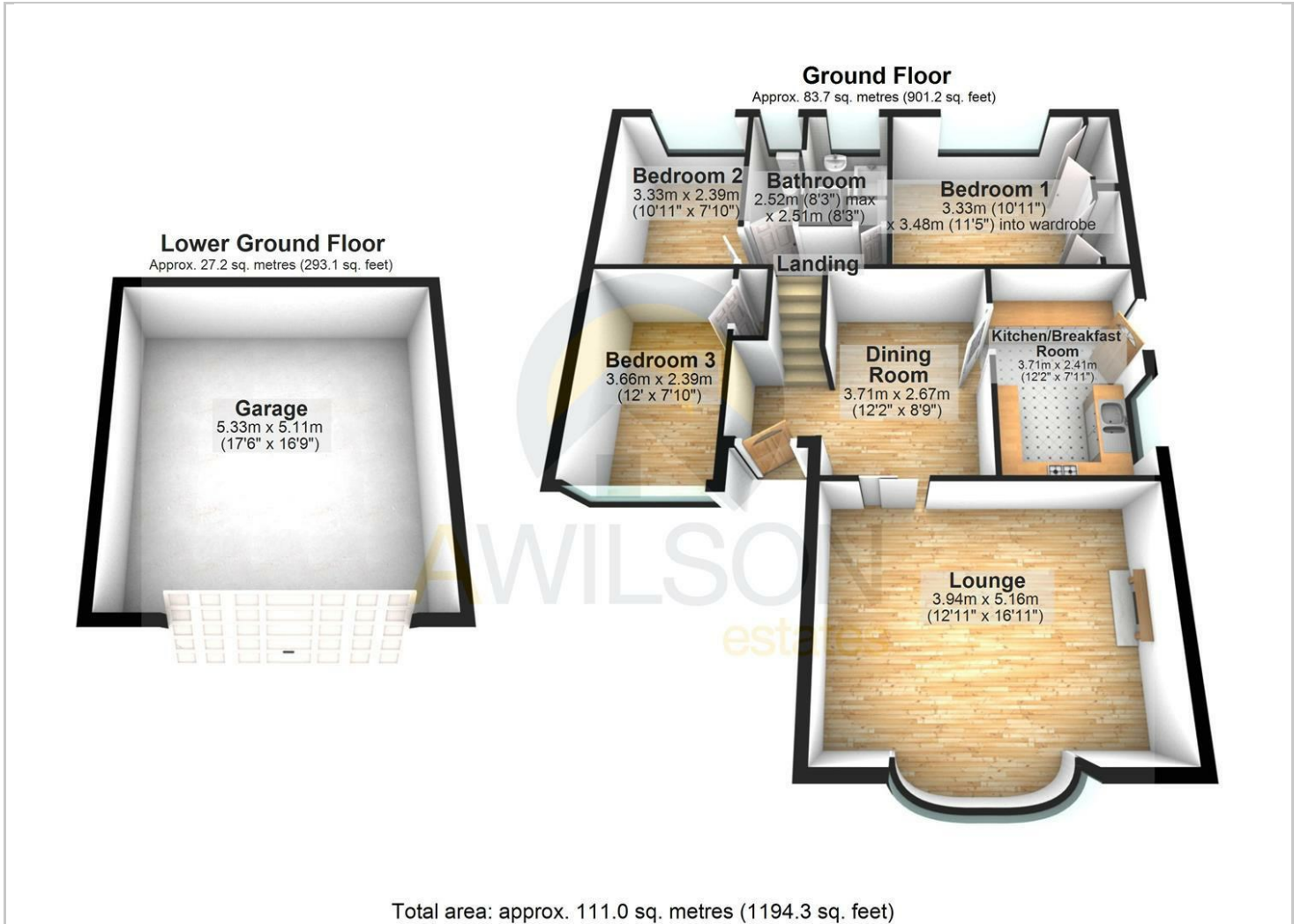
### Additional Information

Tenure: TBC - Awaiting Confirmation as land registry shows both Freehold and Leasehold

EPC: TBC

Council Tax Band: E





## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>	<b>England &amp; Wales</b>
		<b>67</b>	EU Directive 2002/91/EC

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