

# DAWSONS

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## Mottram Road, Stalybridge, SK15 2RY

Situated in one of the areas most well-regarded locations with stunning long range views over the adjoining countryside, this well-presented and maintained Four-Bedroom Detached Executive property offers well-proportioned flexible accommodation and boasts numerous quality features. Only an internal inspection will fully reveal the size and quality of accommodation on offer which has further adaptation potential, for example, to create a granny/teenagers Annex (STP). Offered For Sale With No Forward Vendor Chain, the property is sure to appeal to even the most discerning purchasers.

**Price £725,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**





# Mottram Road, Stalybridge, SK15 2RY

- Four-Bedroom Executive Detached Property
  - Fantastic Master Bedroom Suite
  - Within Easy Reach Of Excellent Commuter Links
  - Two Reception Rooms Plus Conservatory And Home Office
- Stunning Countryside Views
  - Well Maintained And Presented Accommodation
  - Delightful Family Home
- Extended Accommodation With Further Potential (STP)
  - Internal Inspection Essential
  - No Forward Vendor Chain

**The Accommodation Briefly Comprises:**

Entrance vestibule, entrance hallway, lounge with feature fireplace, study, dining room, good size breakfast kitchen with large larder, uPVC double-glazed conservatory, rear hallway, cloak/WC, utility room, good size home office access via a storeroom.

For the security conscious an alarm system has been installed.

The Cottage is accessed off Woodend Lane with a woodland type front garden and lawned and patio rear garden with pull-off-road car parking.

The rear of the property enjoys a stunning aspect over open countryside.

The accommodation is warmed through by a gas-fired central heating system which is complemented by an air-conditioning unit to the Master Bedroom and underfloor heating to the En-suite and uPVC double-glazing throughout.

The property is within easy reach of Stalybridge town centre where the train and bus stations provide excellent commuter links to Manchester City Centre and neighbouring towns. The property is ideally placed for those looking for countryside/moorland walks whilst other amenities available in the area include Cheethams Park, Priory Tennis Club and Gymetc. The property is also well placed for popular junior and high schools.

**The Accommodation In Detail Comprises:**

**GROUND FLOOR**

**Entrance Vestibule**

**Entrance Hallway**

Tiled floor, composite style security door, uPVC double-glazed window, central heating radiator.

**Lounge**

19'4 x 15'9 (5.89m x 4.80m)

Feature fireplace, parquet flooring, two uPVC double-glazed windows plus two uPVC double-glazed French doors into the conservatory, two central heating radiators.

**Study**

9'6 x 9'3 (2.90m x 2.82m)

uPVC double-glazed window, central heating radiator.

**Dining Room**

13'1 x 10'10 plus door recess (3.99m x 3.30m plus door recess)

Two uPVC double-glazed windows, built-in storage cupboard, mid-Oak finished flooring, central heating radiator.

**Conservatory**

20'10 x 9'10 plus box bay (6.35m x 3.00m plus box bay)

uPVC double-glazed, two central heating radiators.

**Breakfast Kitchen**

18'4 reducing to 10'8 x 11'11 reducing to 8'6 (5.59m reducing to 3.25m x 3.63m reducing to 2.59m)

One and a half bowl sink unit, granite work surfaces, a range of wall and floor mounted units, integrated dishwasher, tiled floor, recess spotlights, built-in pantry storage cupboard, uPVC double-glazed window, central heating radiator.

**Rear Hallway**

Tiled floor, composite style security door, uPVC double-glazed window, recess spotlights, central heating radiator.

**Utility Room**

6'8 x 5'4 (2.03m x 1.63m)

Inset sink unit with granite work surfaces, wall and floor mounted units, plumbing for automatic washing machine and dryer, tiled floor.

**Cloak/WC**

Low-level WC, inset sink unit with granite work surfaces, worktop, base vanity storage unit, part tiled, tiled floor, uPVC double-glazed window, central heating radiator.

**Home Office**

19'1 x 10'6 (5.82m x 3.20m)

uPVC double-glazed window, composite style security door.

**Store Room**

17'7 x 6'2 (5.36m x 1.88m)

Composite style security door.

**FIRST FLOOR**

**Landing**

Loft access, uPVC double-glazed window, built-in storage cupboard.

**Master Bedroom**

Entrance passageway with built-in storage wardrobes which opens up to the main bedroom

**Main Bedroom**

16'11 x 13'7 plus 2 box bay recesses (5.16m x 4.14m plus 0.61m box bay recesses )

Built-in wardrobes, eaves storage, two central heating radiators, two uPVC double-glazed windows, recess spotlights, air-conditioning unit.

**En-Suite/Wet Room**

12'1 x 7'5 (3.68m x 2.26m)

White suite having wood panelled bath with Victorian style mixer shower tap attachment, separate shower cubicle, wash hand basin, low-level WC, part tiled, tiled floor, Victorian style towel rail/radiator, uPVC double-glazed window, built-in storage cupboard, loft access, underfloor heating.

**Bedroom 2**

13'0 x 12'1 (3.96m x 3.68m)

Laminate flooring, two built-in storage wardrobes, two uPVC double-glazed windows, two central heating radiators.

**Bedroom 3**

10'3 plus wardrobe depth x 10'10 (3.12m plus wardrobe depth x 3.30m)

Built-in wardrobes, laminate flooring, uPVC double-glazed window, central heating radiator.

**Bedroom 4**

9'7 x 9'3 (2.92m x 2.82m)

Laminate flooring, uPVC double-glazed window, central heating radiator.

**Bathroom/WC**

9'2 x 5'11 (2.79m x 1.80m)

White suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, fully tiled, tiled floor, uPVC double-glazed window, recess spotlights, central heating radiator.

**EXTERNALLY**

There is a good size front garden with mature trees and shrubs. To the rear there are flagged patios with further lawned gardens, mature border plants and shrubs.

There is a stone set triple driveway providing off-road vehicular parking.

The road access is via a private road accessed from Woodend Lane.

**TENURE**

Tenure of the property is Freehold - Solicitors to confirm.

**COUNCIL TAX**

Council Tax Band "G" with Tameside MBC

**VIEWINGS**

Strictly by appointment with the Agents.



## Directions



Floor Plan



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