

# DAWSONS

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## Mottram Old Road, Stalybridge, SK15 2SZ

This substantial, two storey, double bay fronted, detached dwelling was constructed in coursed local stone beneath a slate pitched roof. The property occupies a large mature corner plot and to the right-hand side of the property there is a driveway and substantial detached two storey former coach house. Large loft space with potential to expand. The property is now in need of complete renovation with further development potential afforded by the coach house and large garden plot (subject to the usual permissions).

The property stands in one of the most sought after locations in the area with Stalybridge Town Centre being readily accessible and provides a range of shopping and recreational amenities as well as excellent commuter links via its train and bus stations. The every popular Stalyhill schools are close to hand as are numerous countryside/moorland walks.

**Price £630,000**



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



# Mottram Old Road, Stalybridge, SK15 2SZ

- Substantial 4 Bedroom Detached House plus Adjacent Coach House
- Large Mature Corner Plot
- Retained Character Features Throughout
- Large Loft Space with Potential to Expand
- Highly Regarded Residential Location
- 3 Reception Rooms plus Dining Kitchen
- Partial uPVC Double Glazing
- In Need of Complete Refurbishment - Further Development Potential (STP)
- 4 Double Bedrooms and 2 Bathrooms
- Useful Storage Cellar

## Contd.....

The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway, Living Room, Dining Room, Sitting Room, Dining Kitchen with Aga and walk-in larder room. Accessed of the Entrance Hallway there is a useful Storage Cellar

To the first floor there are 4 double Bedrooms, 2 Bathrooms, off the half Landing there is a small seating area overlooking the rear garden.

There is a detached, two storey, former Coach House with Garage/Storage facility and additional driveway providing off road parking. The property stands within a substantial garden plot.

## The Accommodation in Detail:

### Entrance Porch

uPVC panelled double doors.

### Entrance Vestibule

### Entrance Hallway

### Store Room/'Cloaks

6 x 5'6 (1.83m x 1.68m)

### Lounge

15'0 x 14'10 (4.57m x 4.52m )  
(plus uPVC double glazed bay window),  
feature fireplace.

### Sitting Room

14'11 x 14'11 (4.55m x 4.55m)  
uPVC double glazed bay window, feature  
fireplace.

### Dining Room

16'4 x 14'10 (4.98m x 4.52m)  
Feature fireplace uPVC double glazed  
window.

### Breakfast Kitchen

16'7 x 14'3 into chimney breast alcove (5.05m  
x 4.34m into chimney breast alcove)  
Aga, range of storage cupboards, double  
drainer stainless steel sink unit, walk-in  
larder (8'0 x 5'6).

### First Floor:

#### Half Landing

with PVC double glazed seating area  
overlooking the rear garden.

#### Bedroom (1)

15'1 x 14'11 (4.60m x 4.55m)  
(plus uPVC double glazed bay window),  
feature fireplace.

#### Bedroom (2)

15'0 x 14'9 (4.57m x 4.50m)  
(plus uPVC double glazed bay window), wash  
hand basin.

#### Bedroom (3)

16'4 x 14'10 (4.98m x 4.52m)  
Feature fireplace.

#### Bedroom (4)

16'7 x 14'5 (5.05m x 4.39m)  
with alcove storage cupboards.

#### Bathroom/WC

14'7 x 5'7 (4.45m x 1.70m)  
Coloured suite with panel bath, low level  
WC, pedestal wash hand basin, access to  
large loft space (with potential to expand)  
part tiled.

#### Bathroom

9'6 x 5'9 (2.90m x 1.75m)  
Free standing claw foot bath, wash hand  
basin, uPVC double glazed window.

#### Externally:

Adjacent to the property there is a large, two  
storey, stone built, detached former Coach  
House. The property stands within the  
substantial, mature garden plot with off  
road parking.

#### AML Checks

We are required by law to conduct Anti  
Money Laundering (AML) checks for all  
vendors and purchasers. A non refundable  
fee of £15 per check will be payable to cover  
this digital process. These checks are carried  
out by Thirdfort.

This is a legal requirement to meet HMRC  
and UK law guidelines .



## Directions



# Floor Plan



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