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22 Matley Lane, Stalybridge, SK15 2TP

Offers Over £395,000

Welcome to Matley Lane, a beautiful three bedroom detached family home enjoying truly stunning countryside views.

The outlook here is simply breath taking. With far reaching views across open fields to the rear, the scenery changes beautifully throughout the seasons; from vibrant summer greenery and frosty winter mornings to springtime lambs grazing in the neighbouring fields. It's the kind of view you'll never tire of coming home to.

Having been cherished by the same family for many years, the time has now come for a new owner to create their own memories here. Whilst a degree of modernisation is required, including the replacement of the existing back boiler, the potential on offer is clear to see.

Approached via a driveway providing off road parking for up to three vehicles alongside a neat front garden, the accommodation begins with an entrance porch leading into the welcoming hallway, complete with stairs rising to the first floor and a convenient ground floor WC.

The lounge is a wonderfully bright and spacious room, benefiting from dual aspect windows that flood the space with natural light throughout the day. To the rear of the

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Matley Lane is a highly desirable location, particularly for those who enjoy spending time outdoors. Beautiful countryside, walking routes, cycle paths and local landmarks are all within easy reach, with popular destinations including The Rising Moon and Bees Coffee Pot providing welcome stops along the way.

For those wishing to become part of the local community, nearby amenities include Stalybridge Celtic F.C., Dukinfield Golf Club and Cheetham Park.

The nearby towns of Stalybridge and Hyde offer an excellent range of amenities including independent cafés, restaurants, supermarkets, libraries and everyday conveniences. Families are particularly well served by a selection of local schools, whilst commuters benefit from excellent transport links via the M67, M60 and railway stations at Stalybridge Railway Station, Godley Railway Station and Newton for Hyde Railway Station, offering regular services into Manchester and beyond.

Viewings are strictly by appointment through A Wilson Estates.

Porch
1'4" x 5'10" (0.40m x 1.77m)
Sliding door to front. Door to:

Entrance Hall
8'6" x 9'2" (2.60m x 2.80m)
Stairs rising to first floor. Access to under stairs storage cupboard. Door to WC. Door to lounge. Door to kitchen.

WC
5'0" x 3'1" (1.53m x 0.93m)
Two piece suite comprising of white WC, and wash handbasin. Ceiling light. Window to front elevation. Single radiator.

Lounge
21'5" x 12'3" (6.53m x 3.73m)
Fitted carpet. Feature fireplace with inset gas fire. Ceiling light. Window to front elevation. Window to rear elevation. Single radiator.

Dining Room
10'11" x 10'6" (3.33m x 3.20m)
Laminate flooring. Ceiling light. Double radiator. Sliding door to lounge. Patio doors leading to conservatory. Door to kitchen.

Conservatory
13'5" x 9'7" (4.08m x 2.92m)
Fully glazed windows. Glazed roof. Laminate flooring. Double radiator. Wall light. Double doors leading out to rear garden.

Kitchen
14'2" x 10'4" (4.32m x 3.15m)
Fitted with matching range of base and eye level units with co-ordinating worktops over. Freestanding cooker with pull out extractor hood over. One and a half bowl composite sink with mixer tap and drainer. Integrated slimline dishwasher. Space for fridge freezer. Window to rear elevation. Double radiator. Ceiling light. Door to dining room.

Stairs and Landing
3'1" x 16'8" (0.95m x 5.08m)

Bedroom One
10'10" x 13'1" (3.29m x 3.99m)
Window to rear elevation. Ceiling light. Radiator.

Bedroom Two
7'10" x 17'7" (2.38m x 5.36m)
Fitted carpet. Window to front elevation. Ceiling light. Double radiator. Crawlspace access to loft storage.

Bedroom Three
14'3" x 8'0" (4.34m x 2.44m)
Window to rear elevation. Fitted wardrobes. Fitted carpet. Ceiling light. Single radiator.

Bathroom
7'10" x 7'11" (2.38m x 2.41m)
Fitted with three piece suite comprising of walk-in shower enclosure with main fed shower, WC, and vanity unit with inset wash handbasin. Chrome heated towel rail. Fully tiled walls. Window to front elevation. Ceiling light.

Outside and Gardens
Lawned front garden with driveway parking for three vehicles and access to garage.

Large private rear garden mainly laid to lawn with patio areas and mature planted borders.

Garage
16'9" x 9'2" (5.11m x 2.79m)
Up and over door.

Additional Information
Tenure: Leasehold
EPC Rating: E
Council Tax Band: D













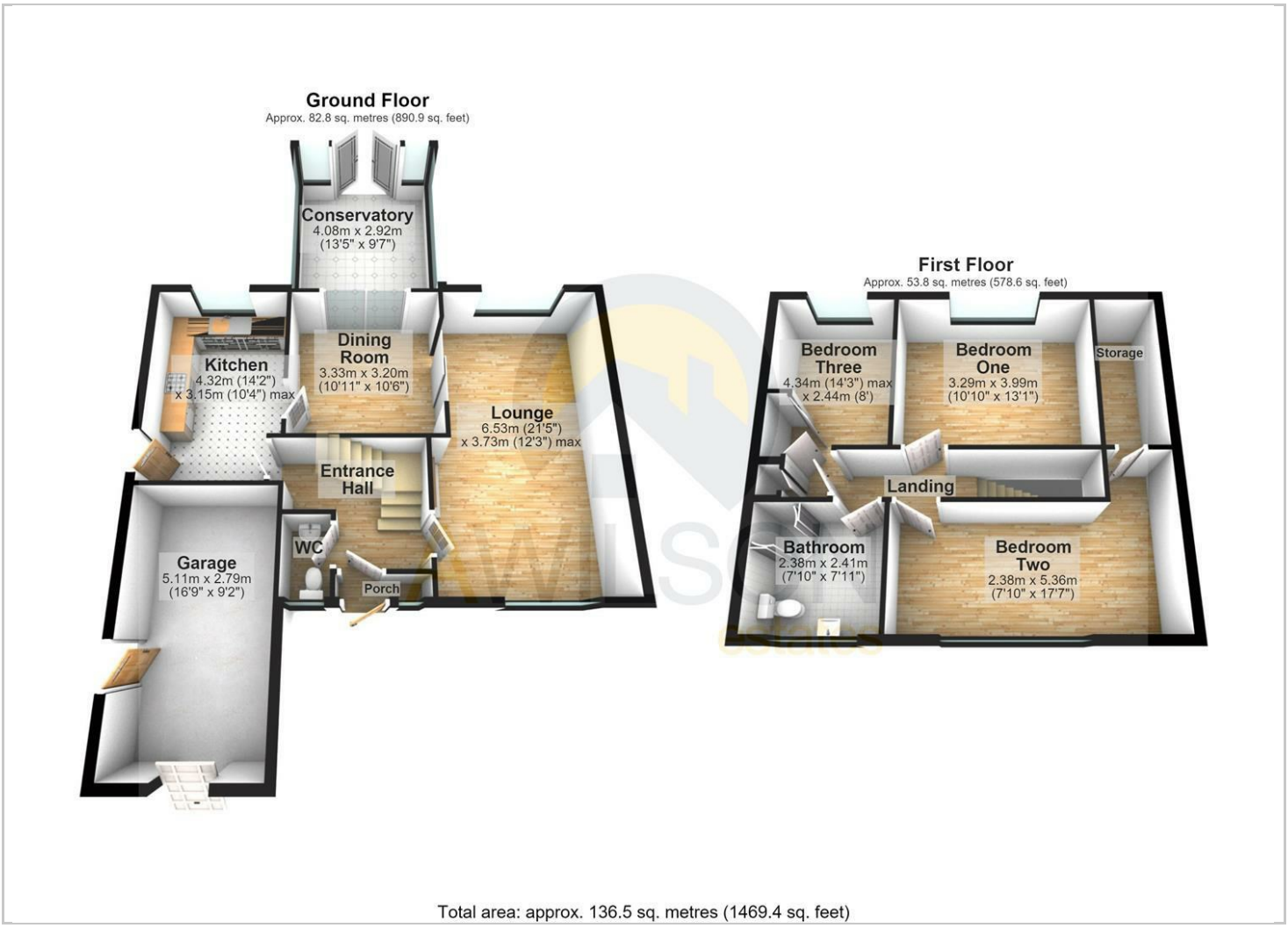






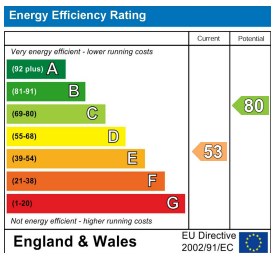


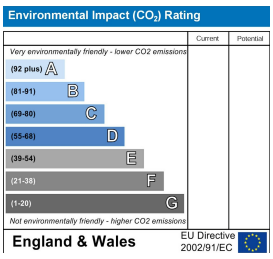




Viewing

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.





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