home estate agents

There's no agent like home

Mottram Old Road, Stalybridge, SK15 2SZ

Offers over £899,950

An exceptional five-bedroom detached family home, lovingly upgraded, extended and remodelled to create a spacious and stylish family residence. Occupying a high sought after location in Stalybridge, this superb property combines generous proportions with stylish modern living, while enjoying easy access to open countryside, popular local school, Stalybridge town centre and excellent transport links.

The impressive accommodation begins with a spacious reception hallway leading to a generous lounge/dining room featuring two bay windows, French doors opening onto the rear garden and a cosy multi-fuel stove. The stunning modern kitchen/diner is ideally suited to family life, providing an excellent space for both everyday living and entertaining. Also positioned on the ground floor is a useful home office, utility room with WC and a superb four-piece family bathroom with freestanding roll-top bath.

To the first floor are five well-proportioned bedrooms, providing excellent flexibility for a growing family. The impressive principal bedroom benefits from an en-suite/dressing room, while the second bedroom also has its own dressing room. The third bedroom features French doors opening onto a balcony enjoying far-reaching views to the front. A further family bathroom completes the first floor.

Externally, the property occupies a generous plot with a lawned front garden and spacious driveway providing ample off-road parking and access to the integral garage. The enclosed rear garden features a paved patio and lawned area, providing an ideal space for outdoor dining, entertaining and family enjoyment.

This exceptional home offers a rare combination of substantial accommodation and a highly desirable location, making it an ideal choice for those seeking a spacious and stylish family home in one of Stalybridge's most prestigious settings.

GROUND FLOOR

Hallway
19'2" x 15'4" (5.84m x 4.67m)
Door to front, double glazed window to front, radiator, stairs leading to first floor, doors leading to:

Lounge/Diner
35'0" x 24'10" (10.68m x 7.57m)
Two double glazed bay windows to front, feature inglenook fireplace with multi fuel stove, radiators, two double glazed windows to rear, double glazed French doors leading out to rear, double doors leading to:

Kitchen/Diner
21'11" x 28'7" (6.69m x 8.72m)
Fitted with a matching range of base and eye level units with worktop space over, inset Belfast style sink with mixer tap, space for American style fridge/freezer, two built-in ovens, built-in hob with extractor hood over, three double glazed windows to rear, radiators, door leading pout to rear, door leading to:

Office
10'10" x 11'7" (3.30m x 3.53m)
Double glazed window to rear, radiator.

Utility Room / WC
5'6" x 8'0" (1.67m x 2.43m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to side, radiator.

Bathroom
9'11" x 8'8" (3.02m x 2.64m)
Four piece suite comprising, roll top bath with ornamental feet, wash hand basin, shower enclosure and high-level flush WC, radiator.

FIRST FLOOR

Landing
11'5" x 17'8" (3.48m x 5.39m)
Double glazed velux window to front, radiator, doors leading to:

Bedroom 1
15'7" x 16'0" (4.76m x 4.87m)
Double glazed window to rear, radiator, door leading to:

En-suite / Dressing room
16'8" x 8'8" (5.08m x 2.64m)
Built-in wardrobes with full-length mirrored doors, fitted dressing table. Three piece suite comprising wall mounted vanity wash hand basin, walk-in shower area and low-level WC, radiator.

Bedroom 2
11'3" x 12'8" (3.43m x 3.85m)
Double glazed window to front, radiator, open plan to:

Dressing Room
10'2" x 8'8" (3.10m x 2.64m)
Double glazed window to front, built-in wardrobes with full-length mirrored door, radiator.

Bedroom 3
16'0" x 11'3" (4.87m x 3.43m)
Radiator, double glazed French doors opening to balcony.

Bedroom 4
12'5" x 18'1" (3.78m x 5.50m)
Double glazed window to rear, radiator.

Bedroom 5
11'3" x 8'7" (3.43m x 2.62m)
Double glazed window to front, radiator.

Family Bathroom
12'5" x 7'10" (3.78m x 2.40m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator, heated towel rail.

OUTSIDE
Lawned garden and driveway to the front leading to the integral garage. Enclosed garden to the rear with paved patio and lawn area.

Garage
18'9" x 11'7" (5.72m x 3.53m)
Up and over door to the front, internal access door to rear.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

WWW.HOMEEA.CO.UK

Total area: approx. 291.8 sq. metres (3141.2 sq. feet)

Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk