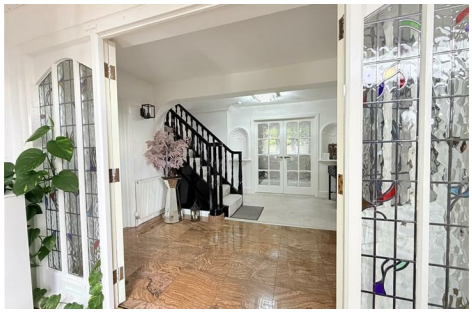
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Fox Hill Drive, Stalybridge, SK15 2RP

Situated at the head of a highly regarded residential cul de sac location this superbly presented, extensively extended Executive Detached Property enjoys a substantial garden plot and boasts high quality fittings throughout with particular attention to detail. Only an internal inspection will reveal the size and quality of accommodation on offer.

There are numerous delightful walks within close proximity. Also close to hand are the ever popular Stalyhill infant and junior schools. Stalybridge Town Centre is readily accessible and provides excellent commuter links to Manchester City Centre via its bus and train stations. There are also good motorway links throughout the North West. Other amenities in close proximity include Cheethams Park, Priory Tennis Club and Gymetc. For added peace of mind the property has a comprehensive alarm and CCTV system installed.

Offers In The Region Of £910,000

Fox Hill Drive, Stalybridge, SK15 2RP

- First Class Residential Location
- Stunning Extended Executive Detached
- Substantial Private Garden Plot with Lawned and Decked Areas
- Superbly Presented with Numerous Quality Features
- Four Reception Rooms plus Breakfast Kitchen and Conservatory
- Five Double Bedrooms
- 3 Bathrooms
- Ample Off Road Parking for Numerous Vehicles
- Integral Double Garage
- Internal Inspection Simple Essential

Contd.....

The Accommodation briefly comprises:

Entrance Porch, Reception Hallway with Cloaks/WC, Main Lounge with media wall and stunning feature fireplace, Sitting Room, Family Room, Living Room, Breakfast Kitchen, Conservatory

To the first floor there are five double Bedrooms (two of which have En-suites), Family Shower Room

Externally there is a substantial driveway providing off road parking for numerous vehicles, there is an integral double garage plus further carport. The large private gardens are well screened with lawned and decked sections plus a large Garden Room/Annex.

The Accommodation in Detail:

Entrance Porch
Double glazed composite style security double doors plus side lights, two further uPVC double glazed windows, tiled floor

Entrance Hallway
Part tiled, central heating radiator

Cloaks/WC
Contemporary wash hand basin with vanity storage below, low level WC, part tiled, tiled floor, recessed spotlights

Lounge
24'6 x 10'5 plus further alcove area (7.47m x 3.18m plus further alcove area)
Media wall with stunning feature fireplace, uPVC double glazed bow window, uPVC double glazed French doors onto patio area.

Conservatory
24'1 x 12'9 reducing to 11'1 (7.34m x 3.89m reducing to 3.38m)
uPVC double glazed windows and French doors

Sitting Room
18'3 reducing to 7'11 x 17'6 reducing to 9'1 (5.56m reducing to 2.41m x 5.33m reducing to 2.77m)
Two uPVC bow windows, two central heating radiators

Family Room
15'7 x 13'10 (4.75m x 4.22m)
uPVC double glazed patio doors, further uPVC double glazed window, central heating radiator

Living Room
11'5 x 10'0 plus upvc box bay window 9'4 x 3'9 (3.48m x 3.05m plus upvc box bay window 2.84m x 1.1)
Feature fireplace, central heating radiator

Breakfast Kitchen
17'9 x 15'6 (5.41m x 4.72m)
Twin bowl inset sink unit, range of modern wall and floor mounted units, granite work surfaces, two built-in NEFF ovens, integrated dishwasher, tiled floor, recessed spotlights, two uPVC double glazed windows, central heating radiator, access to the garage

Garage
20'0 x 16'8 (6.10m x 5.08m)
Electronically operated up and over door, built-in storage cupboard, power and lighting, plumbed for automatic washing machine

First Floor:

Landing
Two uPVC double glazed windows, recessed spotlights, two central heating radiators

Bedroom (1)
21'8 x 11'11 (6.60m x 3.63m)
Full range of fitted wardrobes, two uPVC double glazed windows, recessed spotlights, central heating radiator

Bedroom (2)
12'11 x 12'6 (3.94m x 3.81m)
uPVC double glazed window onto Landing area, recessed spotlights, central heating radiator

En-suite
Panel bath with shower attachment plus shower over, wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, recessed spotlights, heated chrome towel rail/radiator, uPVC double glazed window

Bedroom (3)
13'1 x 9'11 (3.99m x 3.02m)
(plus door recess and further potential work station recess), laminate flooring, loft access, two uPVC double glazed windows, one double glazed Velux window, recessed spotlights, central heating radiator

En-suite
Shower cubicle, half pedestal wash hand basin, low level WC, fully tiled, tiled floor, heated chrome towel rail/radiator, recessed spotlights, uPVC double glazed window

Bedroom (4)
12'7 x 12'2 (plus door recess) (3.84m x 3.71m (plus door recess))
Fitted wardrobes, laminate flooring, recessed spotlights, uPVC double glazed window, central heating radiator

Bedroom (5)
12'4 x 9'10 (3.76m x 3.00m)
(including built-in storage wardrobes), uPVC double glazed window, central heating radiator

Family Shower Room
Contemporary shower cubicle with multi jet functions and sound surround, wash hand basin with vanity storage unit below, built-in storage cupboard, low level WC, tiled floor, fully tiled towel rail/radiator, uPVC double glazed window, recessed spotlights.

Externally:
Substantial driveway providing off road parking for numerous vehicles, attached to the double garage is a further car port. There is a substantial garden plot with several flagged and decked patio areas with far reaching views. The garden area is mature and provides a high degree of privacy and also within the garden plot there is an annex building with potential for use as a home gym/office etc.

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

GROUND FLOOR
2124 sq.ft. (197.3 sq.m.) approx.



1ST FLOOR
1274 sq.ft. (118.3 sq.m.) approx.



TOTAL FLOOR AREA : 3398 sq.ft. (315.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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