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Mottram Road, Stalybridge, SK15 2SS

Offers in the region of £540,000

Set within an exceptional mature garden plot in one of Stalybridge's most prestigious and sought-after residential locations, this charming three-bedroom detached bungalow offers an enviable combination of generous living space, with outstanding future potential. Beautifully enhanced and well maintained, the property provides single-storey accommodation with the added opportunity to create further living space, subject to the necessary planning permissions.

The accommodation begins with an entrance porch leading into a welcoming hallway. The impressive bay-fronted lounge is flooded with natural light and provides an elegant yet comfortable living space, opening seamlessly into the spacious open-plan kitchen and dining area. The stylish fitted kitchen is centred around a feature island, creating the perfect space for both everyday family life and entertaining, while French doors open directly onto the rear patio. Double doors from the lounge also lead into the delightful garden room, offering a peaceful place to relax whilst enjoying views over the beautifully landscaped gardens. There are three well-proportioned bedrooms, a modern three-piece shower room and a separate WC.

Externally, the property is equally impressive. A substantial mature lawned garden enhances the front elevation, creating an attractive approach to the home, while the rear enjoys a combination of paved patio and lawn area, providing an ideal setting for outdoor dining and family enjoyment. A large driveway, accessed from Mottram Old Road, provides ample off-road parking and leads to a detached garage.

Rarely do detached bungalows of this calibre become available , occupying such an exceptional plot in a highly sought after setting with excellent access to Stalybridge Town Centre. Early viewing is strongly recommended to fully appreciate the size, setting and quality of accommodation on offer.







GROUND FLOOR

Porch
Door to front, windows to front, door leading to:

Hall
Radiator, door to storage cupboard, doors leading to:

Lounge
11'10" x 17'11" (3.61m x 5.47m)
Double glazed bow window to front, feature fireplace with inset living flame effect fire, radiator, double doors leading to garden room, open plan to:

Kitchen/Diner
16'10" x 21'7" (5.14m x 6.58m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, matching island unit with storage under, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in eye level oven, built-in hob with extractor hood over, built-in microwave, double glazed windows to rear and side, radiator, double glazed French doors leading out to rear.

Garden Room
16'10" x 7'1" (5.12m x 2.17m)
Double glazed windows to sides, door leading out to rear garden.

Bedroom 1
13'9" x 11'10" (4.18m x 3.61m)
Two double glazed windows to sides, radiator.

Bedroom 2
10'10" x 11'10" (3.31m x 3.61m)
Double glazed bay window to front, radiator.

Bedroom 3
13'0" x 8'8" (3.96m x 2.64m)
Double glazed indow to side, radiator.

Shower Room
8'11" x 5'10" (2.71m x 1.77m)
Three piece suite comprising, double shower enclosure, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

Separate WC
,Low-level WC, part tiled walls, double glazed window to rear.

OUTSIDE
Gated driveway which is accessed off Mottram Old Road providing ample off road parking and leads to the detached garage. Large lawned garden to the front with mature boundaries and paved patio area to the rear with lawned area.

Garage
17'11" x 9'1" (5.46m x 2.76m)
Up and over door, window to side, access door.

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.

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Total area: approx. 140.2 sq. metres (1509.5 sq. feet)







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