



28 St. James Close, Stalybridge, SK15 3FS

Offers Over £415,000

A Wilson Estates are delighted to bring to market this stunning four bedroom detached family home. St James Close offers a beautiful blend of contemporary design and quality craftsmanship, creating a stylish yet comfortable space that's ready to move straight into.

Built in 2021 by Elliot Maunders Homes in their popular 'Daphne' design, this property has been finished to an exceptional standard throughout. From luxury Villeroy & Boch bathroom fittings to high-quality kitchen appliances and thoughtful LED lighting, every detail has been carefully considered.

Step inside and you're welcomed by a bright, spacious entrance hall that sets the tone for the rest of the home. The lounge provides a cosy spot to unwind at the end of the day, while the modern open-plan dining kitchen is ideal for busy family life - complete with kitchen island which doubles as a breakfast bar, plus plenty of space for a family dining table. The inclusion of a handy utility room and downstairs W.C adds to the convenience of the home.

Upstairs, there are four generously sized bedrooms, including a master suite with its own en-suite shower room. Each bedroom offers plenty of natural light and space, and the family bathroom has a lovely 'boutique' feel to it.

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Entrance Hall

Window to the side elevation, stairs rising to the first floor, useful under stairs storage cupboard.

WC

Low level W.C and hand wash basin.

Lounge

17'5" x 10'9" (5.31m x 3.28m)
Windows to the front elevation.

Open Plan Dining Kitchen

12'3" x 17'8" (3.73m x 5.38m)
Bi-fold doors leading out to the garden. The kitchen area is fitted with a comprehensive range of stylish floor and wall mounted units with coordinating work surfaces over plus a matching Island. The appliances included are the American style fridge freezer, electric oven, gas hob and extractor fan above.
Door leading into the utility room.

Utility

4'2" x 5'10" (1.27m x 1.78m)
Plumbing for washing machine, space for tumble dryer, worksurface.

Stairs & Landing

Window to side elevation, doors to all upstairs rooms.

Bedroom One

14'8" x 10'10" (4.47m x 3.30m)
Window to front elevation.

En-suite Shower Room

Opaque window, tiled enclosed shower cubicle,

low level W.C and hand wash basin. Heated towel rail. Tiled floor.

Bedroom Two

13'2" x 10'10" (4.01m x 3.30m)
Window to the rear elevation with views over the garden and beyond.

Bedroom Three

7'5" x 8'2" (2.27m x 2.49m)
Window to the rear elevation.

Bedroom Four

7'5" x 7'0" (2.26m x 2.13m)
Window to the front elevation.

Family Bathroom

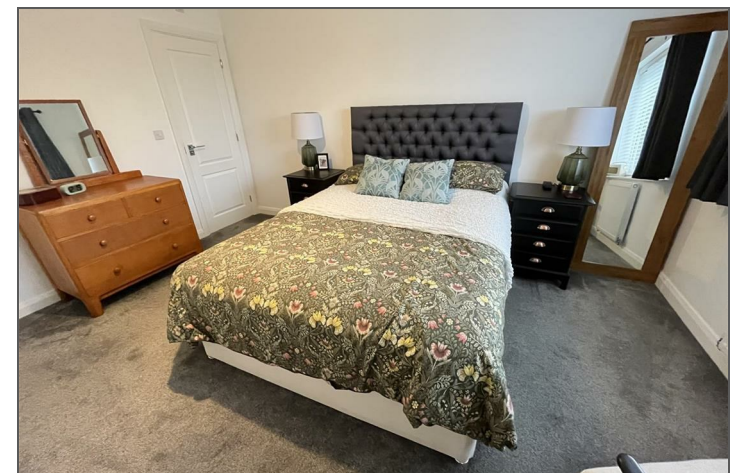
Suite comprising of a panel bath with shower attachment over. Low level W.C, hand wash basin. Part tiled walls and tiled floor. Heated Towel rail.

Externally

The front is approached by a driveway, whilst around to the rear is a fantastic sized garden! Imagine a sunny day with the bi-fold doors open, what a space to sit with a drink or for children to play.

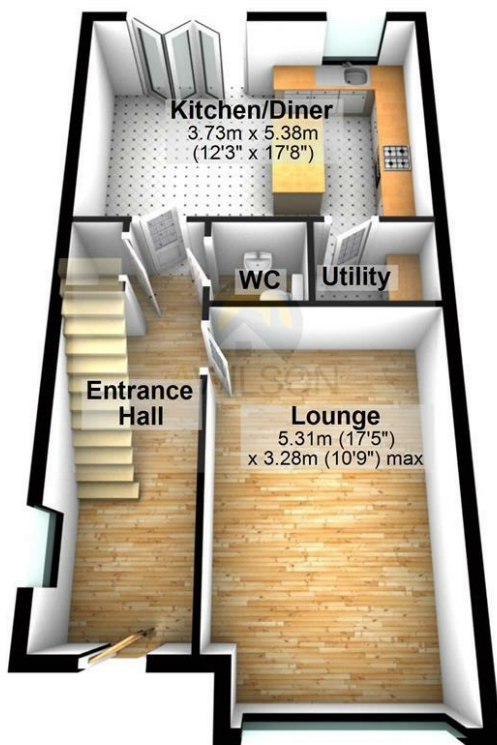
Additional Information

Tenure: Freehold
EPC Rating: B
Council Tax Band: E

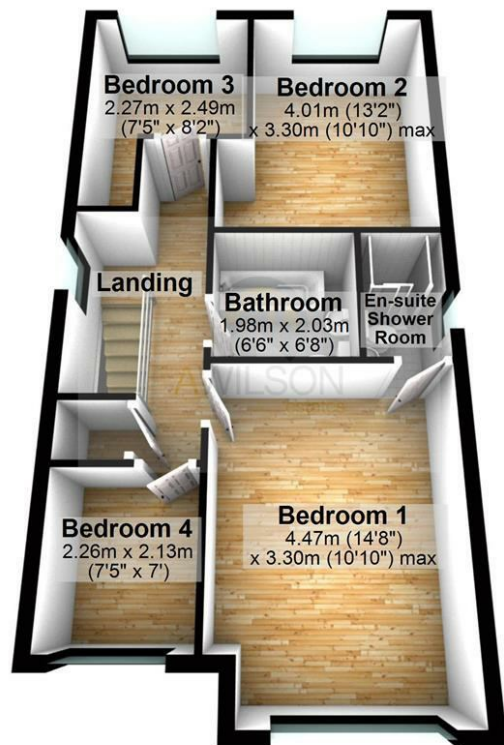




Ground Floor



First Floor



Total area: approx. 109.0 sq. metres (1173.3 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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