

## 241 Mottram Road, Stalybridge, SK15 2RF

**£675,000**

Set on the highly regarded Mottram Road in Stalybridge, this impressive five bedroom Victorian semi detached home was built in 1896, and offers an exceptional blend of space and character. Imagine four floors of versatile living, a sunlit kitchen with mezzanine opening onto a substantial decked balcony, and generous gardens beyond - this is family living at its best. With further scope to enhance the lower ground floor, this is a home designed to grow with you.

Approached via a gated driveway providing off road parking for multiple vehicles, stone steps lead to an impressive entrance. Step inside to a striking vestibule and hallway, rich in period charm with original tiled flooring and high ceilings setting the tone throughout. The lounge features a beautiful bay window, feature fireplace with inset gas stove, wall mounted picture lights, and elegant proportions, while the dining room offers sash windows to the side elevation and original pine flooring - ideal for both everyday living and entertaining.

To the rear, the kitchen forms the true heart of the home. Fitted with sleek white gloss cabinetry, integrated Neff appliances, and a central island perfect for busy mornings, it's a space designed for modern family life. Steps lead up to a stunning mezzanine seating area with glass balustrade, overlooking the kitchen below, before opening out through double doors onto a large decked balcony. Measuring over 19ft by 16ft, this elevated outdoor space is a true suntrap, perfect for enjoying a morning coffee or

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The lower ground floor extends to an impressive 1,300 sq ft and currently comprises a large double garage, boot room, WC, laundry room, and two substantial cellar rooms. While presently used for storage, this level offers outstanding potential to be transformed into additional living space. Whether you envision a self-contained annexe, home office, gym, cinema room, or games area, the possibilities here are extensive.

The appeal of this home is further enhanced by its prime location. Just a short walk from Stalybridge town centre, with its selection of independent bars, bistros, supermarkets, and excellent transport links, the property enjoys both convenience and a sense of seclusion. Set back from the tree-lined road, with attractive views to both the front and rear, Mottram Road continues to be one of the area's most desirable addresses.

For families, there is an excellent range of nearby amenities including a local gym, Stalybridge Celtic F.C., Priory Tennis Club, and Cheetham Park - all within easy walking distance and offering something for everyone year-round.

## GROUND FLOOR

### Entrance Vestibule

Original tiled flooring. Part glazed door to:

### Hallway

Original tiled flooring. Stairs rising to first floor. Door leading to under stairs access down to cellars.

### Lounge

18'7" x 15'2" (5.67m x 4.62m)

Bay window to front elevation. Fitted carpets. Feature fireplace with inset gas stove. Radiator. Ceiling lights. Wall mounted picture lights.

### Dining Room

15'11" x 15'2" (4.85m x 4.62m)

Two sash windows to side elevation. Feature fireplace. Ceiling light. Wall lights. Radiator.

### Kitchen/Breakfast Room

15'2" x 16'2" (4.62m x 4.93m)

Fitted with matching range of base and eye level white gloss units with coordinating granite worktops over. Built in eye level Neff oven and grill with warming drawer. One and a half bowl inset sink with a mixer tap and drainer. Integrated dishwasher. Kitchen island with five ring Neff induction hob and extractor hood over, plus built-in breakfast bar area for informal dining. A unique feature here is the original pine dresser; lovingly maintained, it provides ample storage space. Steps up to mezzanine level. Two sash windows to side elevation. Downlights to ceiling. Radiator. Door leading to rear staircase.

### Sun Room

A mezzanine style seating area with glass balustrade overlooking the kitchen. Window to side elevation. Double doors opening out onto decking area. Downlights to ceiling. Radiator.

### Balcony

19'6" x 16'2" (5.94m x 4.93m)

A fantastic large balcony overlooking rear garden laid with timber decking with timber balustrades.

## FIRST FLOOR

### Stairs and Landing

Doors to bedrooms and bathroom. Staircase leading to second floor.

### Master Bedroom

16'1" x 15'2" (4.90m x 4.62m)

Window to front, A generous master bedroom with sash window to front elevation. Two double radiators. Feature coving and ceiling rose. Ceiling light. Door to:

### En-suite

Fitted with three piece suite comprising of walk-in shower enclosure with mains fed shower over, WC, and vanity unit with inset sink. Sash window to front elevation. Downlights. Heated towel rail.

### Bedroom Two

13'3" x 15'3" (4.04m x 4.65m)

Another generously proportioned double bedroom with sash window to rear elevation. Victorian style sink in room. Double radiator. Inbuilt storage cupboard. Ceiling light.

### Bedroom Three

8'3" x 14'1" (2.51m x 4.29m)

Sash window to side elevation. Double radiator. Ceiling lights.

### Bathroom

Fitted with white three-piece suite comprising of original cast iron freestanding bath with ornamental claw feet, mixer tap and handheld shower attachment, WC, and vanity unit with inset sink. Window to side elevation. Double radiator. Downlights to ceiling.

## SECOND FLOOR

### Bedroom Four

13'6" x 12'0" (4.11m x 3.65m)

A well proportioned double bedroom with ensuite WC, double radiator, sash window to rear elevation, and two ceiling lights.

### WC

WC and hand wash basin. Ceiling light.

### Bedroom Five

16'2" x 10'5" (4.93m x 3.18m)

A generous double bedroom with sash window to front elevation, two radiators, storage into eaves, and ceiling light.

## LOWER GROUND FLOOR

### Boot Room

A generous boot room perfect for storing muddy boots and coats. Access to downstairs WC. Access to double garage. Stairs rising to ground floor. Downlights to ceiling. Tiled flooring. Double radiator. Door to:

### WC

WC and hand wash basin. Ceiling light.

### Laundry Room

14'5" x 16'2" (4.39m x 4.93m)

A laundry room fitted with matching base and eye level units providing plenty of storage including a cupboard large enough to house a chest freezer. Window to side elevation. Stainless steel sink with mixer tap and drainer. Wall mounted Worcester Combi boiler. Plumbed for automatic washing machine. Space for tumble dryer. Space for tall fridge freezer. Downlights to ceiling. Radiator.

### Office

15'4" x 15'1" (4.67m x 4.59m)

A spacious room with sash window to side elevation, double radiator, and downlights to ceiling.

### Play Room

14'11" x 13'11" (4.55m x 4.24m)

A spacious room with window to side elevation, double radiator, and downlights to ceiling. Door to storage cupboard.

### Cellar

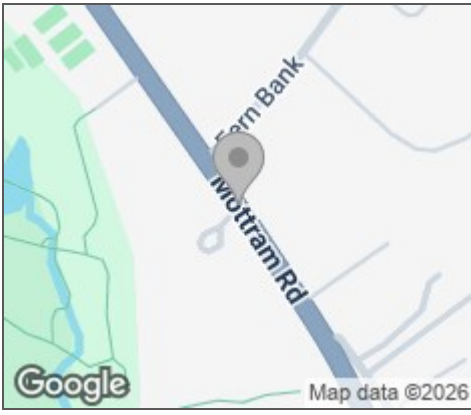
9'0" x 5'11" (2.74m x 1.81m)

### Double Garage

A double garage with two up and over doors to side elevation. Window to rear elevation plus single door to rear elevation allowing access out outside. Fitted with lighting.

Tel: 0161 303 0778





## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	<b>England &amp; Wales</b>
		66	EU Directive 2002/91/EC

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