



Mottram Road, Stalybridge

 JARDINE  
ESTATES







# Mottram Road

Stalybridge, Stalybridge

Set over four floors this period home as a space for everyone, 4 bedrooms, 3 bathrooms, a cinema room and a further two reception rooms.

You are welcomed in through a handy vestibule and into the entrance hallway.

The sweeping ceilings and staircase catch the eye before wandering into your first reception room.

The lounge has room for two large sofas, an elegant bay window with shutters for privacy and a log burner to keep you cosy in the colder months.







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The formal dining room next door has a table to seat everyone at the next gathering and storage cupboards for your dinner service.

The large window gives you the first glimpse of the stunning landscaped rear garden.

The kitchen sits at the back of the property and has a modern country style.

Lots of wooden work tops for food prep and cupboards galore for storage.

The two large sash windows flood the space with light, perch at the breakfast table for your morning coffee and enjoy the peace!











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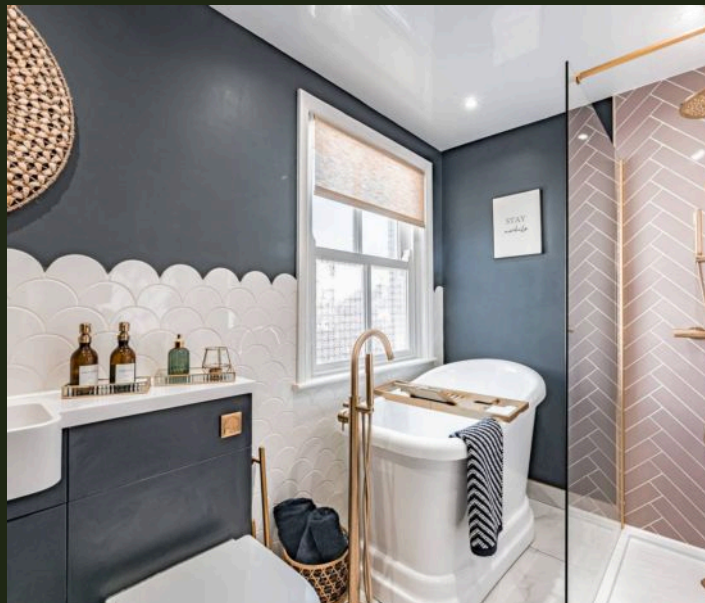
A hidden cinema room in the basement is a fabulous surprise for your visiting guests and family alike

Coming up to the first floor you will find the family bathroom. Just a glimpse of the Japanese style bathtub and you know you are about to see something special.

Large walk-in shower with brass fittings, the attention to detail in this room is perfection.

The first single bedroom sits at the rear of the property and has a beautiful, fitted wardrobe which is in keeping with this period of home.

The first double bedroom has a private ensuite, perfect for older children whilst next door the Principal bedroom has a king-sized bed, lots of fitted wardrobes and room for further dressing table if required.







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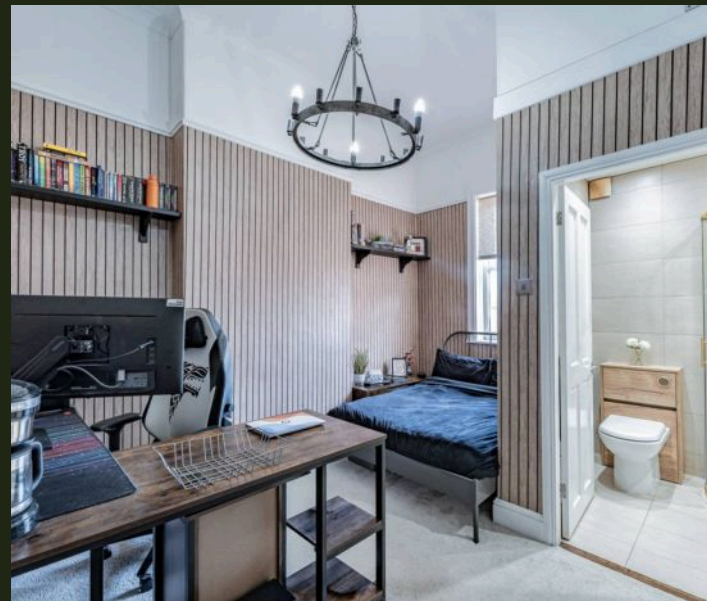
The single bedroom next door is currently the home office.

On the upper floor you will find another double bedroom, again with a private en suite.

Two Velux windows let in lots of light to this cleverly appointed room offering the perfect option for overnight guests.

The rear garden has been perfectly designed as you would expect. Composite decking and Indian stone set the tone for a relaxing, maintenance free exterior. A stylish pergola shelters your guests from the sun in the daytime and offers a cosy nook to gather with candle light in the evenings.

There is off road parking to the front of the property for several cars plus you are only a five-minute walk to the train station . You can be in Manchester in under half an hour.



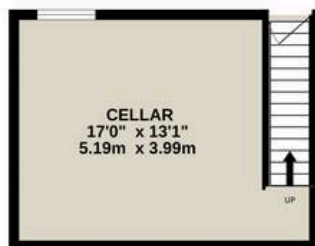
Families will also appreciate the property's location is within walking distance and catchment area of excellent primary and secondary schools.







**BASEMENT**  
223 sq.ft. (20.7 sq.m.) approx.



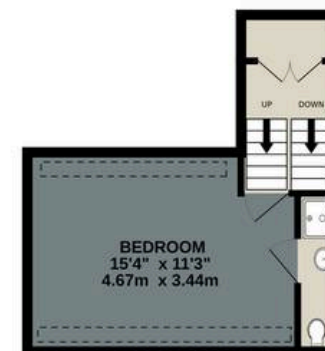
**GROUND FLOOR**  
658 sq.ft. (61.1 sq.m.) approx.



**1ST FLOOR**  
648 sq.ft. (60.2 sq.m.) approx.



**2ND FLOOR**  
240 sq.ft. (22.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1769 sq.ft. (164.3 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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## Stalybridge, Stalybridge

Stalybridge has a bustling town centre with excellent transport links to Manchester and Yorkshire. The Huddersfield Narrow Canal is perfect for walks with friends. If you are feeling more adventures the Pennine Moors are close at hand offering varied walking opportunities. Cheetham Park lies across the road from the property and Stalybridge Country Park lies just over a mile away, with its four reservoirs and Cowbury Dale and adjoining land at Carrbrook. There is a large Tesco within walking distance for the weekly shop and plenty of cafes and bars to enjoy.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Period 4 Bedroom, 3 Bathroom Home
- Cinema Room
- Log Burner
- Original Period Features With Stunning Modern Additions.
- Beautiful Family Bathroom Renovated In 2024
- Low Maintenance Rear Garden
- Off Road Parking For Several Cars
- Walking Distance And Catchment Area To Excellent Primary And High Schools
- Excellent Transport Links To Manchester And Yorkshire With Only A 15 Minute Walk To Your Closest Train Station







## Jardine Estates

287 Stockport Road, Gee Cross, Hyde - SK14 5RF

0161 871 7071 • [team@jardineestates.co.uk](mailto:team@jardineestates.co.uk) • [jardineestates.co.uk](http://jardineestates.co.uk)



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