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## Wheatfield, Stalybridge, SK15 2TZ

This substantial three/four bedroom detached family house is situated within one of the areas most sought after locations and is offered for sale with No Forward Vendor Chain and offers such a high degree of flexibility to the accommodation. It is strongly recommended that interested parties view the property internally.

Located on the ever popular Mottram Rise Estate the property is within close proximity of several local countryside walks and yet is still within easy reach of Stalybridge Town Centre whose bus and train stations provide excellent commuter links to Manchester City Centre. Stalybridge Town Centre provides a range of shopping and recreational amenities with other facilities in the locality include Cheethams Park, the Priory Tennis Club and Gymetc.

**Offers Over £475,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Wheatfield, Stalybridge, SK15 2TZ

- Substantial three/four Bedroom Detached Property
- uPVC Double Glazed Conservatory
- Ideally Suited to Growing Family
- Modern Fitted Kitchen and Stylishly Re-fitted En-suite
- Stunning Master Bedroom Suite (Originally two Bedrooms)
- Highly Flexible Living Accommodation
- Walking Distance of the Ever Popular Stalyhill Schools
- Well Regarded Residential Location
- Driveway for Numerous Cars
- Close to Countryside Walks

## Contd....

The Accommodation Briefly Comprises:

Entrance Porch, large Living Room with uPVC double glazed bay

To the Lower Ground Floor there is a Dining Area open to re-fitted Kitchen with integrated appliances, uPVC double glazed Conservatory. Sitting Room/Bedroom with built-in wardrobes

To the Upper Floor there is a Master Bedroom Suite (originally two Bedrooms and could easily be split back to original layout), En-suite, 2 further Bedrooms, Family Bathroom/WC

Externally the property occupies a good sized garden plot with a large driveway providing off road parking, 13'8 x 11'11 (4.17m x 3.63m) good sized lawned front garden with mature plants. The rear garden has several patio areas with mature border plants and shrubs.

## The Accommodation in Detail:

### Entrance Porch

6'0 x 5'8 (1.83m x 1.73m)

Composite style security door with uPVC double glazed side light, uPVC double glazed window, built-in storage cupboards, central heating radiator

### Lounge

19'11 x 16'8 reducing to 11'5 (6.07m x 5.08m reducing to 3.48m)

Rear uPVC double glazed bay window, further uPVC double glazed window, inset fireplace

### Lower Ground Floor:

### Dining Room

9'11 x 9'1 (3.02m x 2.77m)

Central heating radiator, uPVC double glazed door to the conservatory

### Kitchen

9'9 x 9'2 (2.97m x 2.79m)

One and a half bowl single drainer sink unit with range of modern wall and floor mounted units, built-in oven, microwave, integrated four ring ceramic hob with filter unit over, plumbed for automatic washing machine, recessed spotlights

### Conservatory

15'3 x 10'9 maximum (4.65m x 3.28m maximum)

uPVC double glazed, central heating radiator, French doors onto the rear garden

### Sitting Room/Bedroom (4)

13'8 x 11'11 (4.17m x 3.63m)

uPVC double glazed bow window, built-in wardrobes, composite security door, central heating radiator

### First Floor:

#### Landing

Loft access, built-in storage cupboard

#### Upper Landing

Loft access, central heating radiator

#### Master Bedroom Suite

20'0 reducing to 10'0 x 14'5 reducing to 9'8 (6.10m reducing to 3.05m x 4.39m reducing to 2.95m)

(Originally two rooms and could easily be returned to the original layout), full range of fitted wardrobes and bedroom furniture, two uPVC double glazed windows, two central heating radiators

### En-suite

Modern white suite having shower cubicle, wash fully tiled, tiled floor, towel rail/radiator, recessed spotlights, uPVC double glazed window

### Bedroom (2)

12'4 x 9'7 (3.76m x 2.92m)

uPVC double glazed window, central heating radiator

### Bedroom (3)

10'1 x 9'3 (3.07m x 2.82m)

uPVC double glazed window, central heating radiator

### Family Bathroom/WC

6'3 x 6'2 (1.91m x 1.88m)

Corner bath with shower over, wash hand basin with vanity storage unit below, low level WC, fully tiled, recessed spotlights, central heating radiator

### Externally:

The property is set well back from the road behind a good sized lawned garden with mature border plants and shrubs.

There is a substantial driveway providing off road parking for several vehicles.

The enclosed rear garden is laid mainly to flags with several patio areas and there are mature border plants and shrubs.

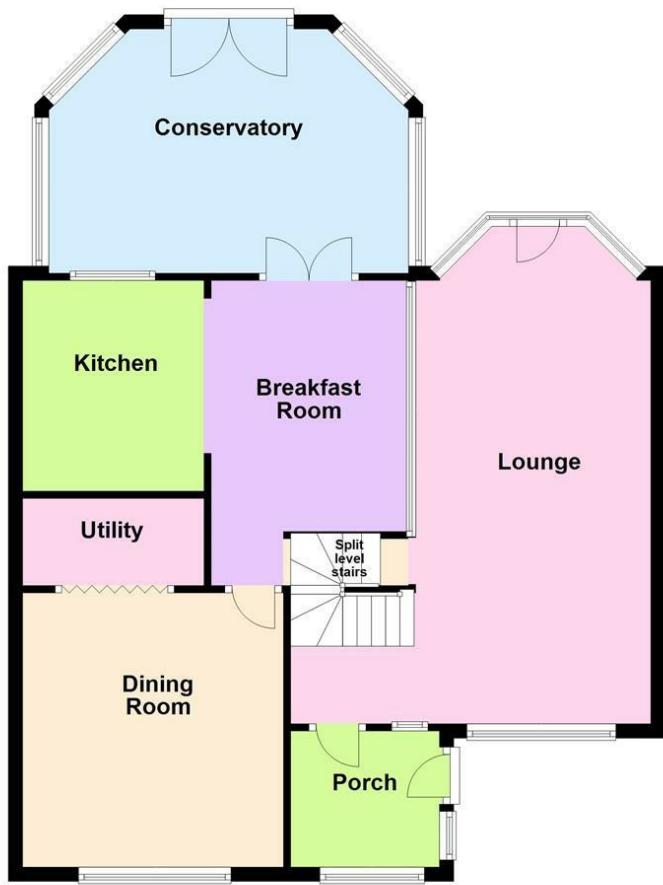


## Directions

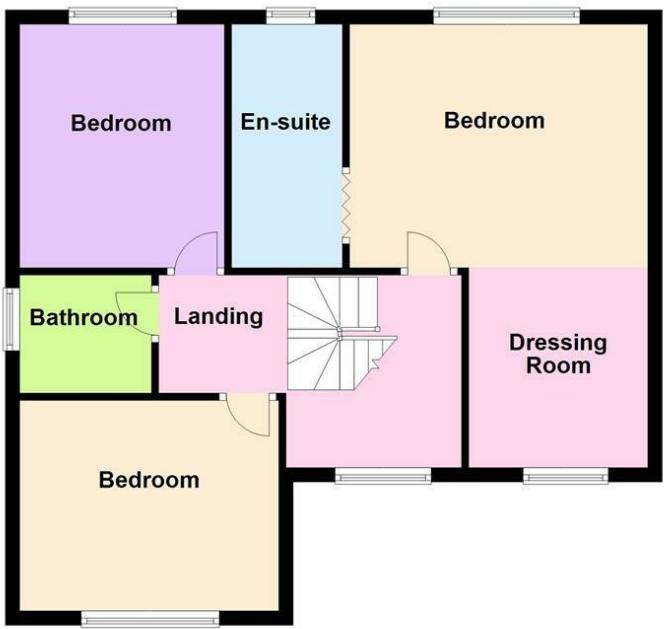


## Floor Plan

## Ground Floor



## First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The chart shows the distribution of energy efficiency ratings in England & Wales. The x-axis represents the percentage of properties, and the y-axis represents the energy efficiency rating categories. The data is summarized in the following table:

Rating Category	Percentage
Very energy efficient - lower running costs	19.2%
(91 plus) A	1.1%
(81-91) B	11.8%
(69-80) C	23.8%
(55-68) D	18.7%
(39-54) E	13.8%
(21-38) F	10.4%
(1-20) G	1.6%
Not energy efficient - higher running costs	0.0%

Legend: A (blue), B (light blue), C (light green), D (yellow), E (orange), F (red), G (dark red).

The chart displays a scale for environmental impact based on CO2 emissions. The scale ranges from 'Very environmentally friendly - lower CO2 emissions' (A) to 'Not environmentally friendly - higher CO2 emissions' (G). The scale is marked with ranges and a central point:

- Very environmentally friendly - lower CO2 emissions (A)
- (82 plus) A
- (81-91) B
- (84-86) C
- (55-68) D
- (39-54) E
- (21-38) F
- (1-20) G
- Not environmentally friendly - higher CO2 emissions

Current Potential