

## 8 Lower Broadacre, Stalybridge, SK15 2UE

**£535,000**

A rare opportunity has arisen to purchase a property on the highly regarded Lower Broadacre within the Mottram Rise area of Stalybridge. This three bedroom detached family home has undergone a comprehensive programme of refurbishment by the current owners and now presents as a stylish, move in ready home that will appeal to a wide range of buyers.

From the moment you arrive, the home's kerb appeal is immediately apparent. A neat lawn and modern resin driveway create an attractive frontage, while a gentle babbling brook running alongside the garden provides a soothing natural backdrop.

Step inside into the welcoming hallway, where stairs rise to the first floor. The bright and airy lounge enjoys a bow window to the front elevation and an open archway to the rear leading into the kitchen/diner. Recently fitted, the kitchen is finished in modern, neutral tones and offers ample worktop space, a breakfast bar, dedicated dining area, and a freestanding range cooker. Double doors open out onto the rear garden, and an internal door leads to the WC and integral garage.

Upstairs, you will find three well proportioned double bedrooms, a beautifully styled family bathroom featuring gold fittings and a stunning freestanding bath, plus an

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## Hallway

Stairs to first floor. Radiator. Door to:

## Lounge

15'10" x 12'1" (4.83m x 3.68m)

Bow window to front elevation. Downlights to ceiling. Radiator. Open plan to:

## Kitchen/Dining Room

11'4" x 24'8" (3.45m x 7.52m)

Brand new fitted kitchen comprising of matching range of base and eyelevel gloss units with coordinating neutral worktops over. One and a half bowl composite sink with mixer tap over. Freestanding Belling range cooker. Fully integrated dishwasher. Herringbone design vinyl flooring. Vertical designer radiator. Door to side providing access out to side garden. Under cabinet lighting. Downlights to ceiling. Under stairs storage cupboard. Dining area features double radiator and double doors leading out to rear garden.

## WC

Window to side elevation. WC and handwash basin. Radiator.

## Garage

Up and over door to front. Integral door to rear providing access into house. Wall mounted combi boiler. Plumbed for automatic washing machine

## Stairs and Landing

Doors to all bedrooms and both bathrooms loft hatch providing access to loft space.

## Bedroom One

13'10" x 15'11" (4.22m x 4.85m)

A generously proportioned master bedroom with newly fitted carpet, double radiator, downlights to ceiling, and double glazed window to front elevation.

## Bedroom Two

10'11" x 9'0" (3.33m x 2.74m)

A bedroom of double proportions with newly fitted carpet. Double radiator. Downlights to ceiling, Double glazed window to rear overlooking rear garden.

## Bedroom Three

12'2" x 8'5" (3.71m x 2.57m)

Another room of double proportions with newly fitted carpet, double radiator and downlights to ceiling.

## Bathroom

A luxurious three piece family bathroom with freestanding bath complete with gold fixings, WC, and his and hers sinks with under sink vanity unit. Gold heated towel rail. Fully tiled walls and flooring. Two double glazed windows to rear elevation. Downlights to ceiling.

## Shower Room

Fully tiled walls and flooring. Walk in double shower enclosure with gold fixings including gold mains fed shower with rainfall showerhead and separate handheld shower attachment, WC, and vanity unit with inset sink. Gold heated towel rail. Double glazed window to rear elevation. Downlights to ceiling.

## Outside and Gardens

Lawned garden to front with resin driveway leading to garage. Gardens to side and rear.

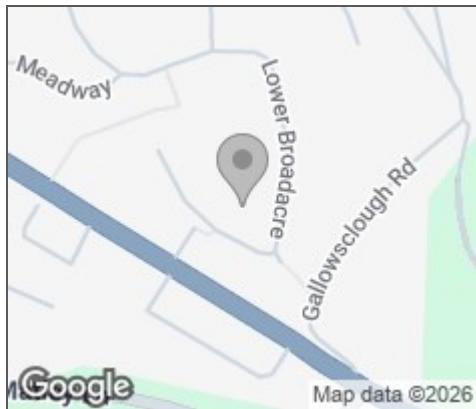
## Additional Information

Tenure: Leasehold ( leasehold information TBC)

EPC Rating: D (EPC pre renovation)

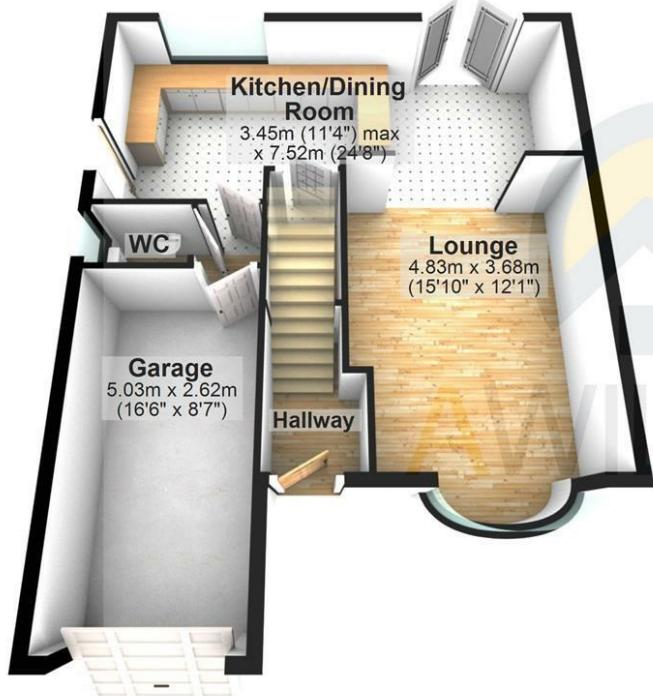
Council Tax Band: E





### Ground Floor

Approx. 62.5 sq. metres (673.1 sq. feet)



### First Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



Total area: approx. 115.0 sq. metres (1237.7 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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