**Mottram Wood**
**Stalybridge, SK15 2RT**

**Offers over £599,000**

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OPEN DAY – Saturday 17th October 12pm–2pm. An exclusive opportunity to view this exceptional home. Early registration is highly recommended to secure your preferred viewing time.

A beautifully designed four-bedroom semi-detached home set across three generous floors. Located within an exclusive gated development of just seven high-specification properties on the ever-popular Mottram Road in Stalybridge. Combining striking modern architecture with thoughtful interiors and premium finishes, this exceptional home offers the ideal setting for growing families or professionals looking for space, style, and flexibility.

The ground floor opens into a welcoming hallway leading to a spacious lounge perfect for relaxing or hosting guests. At the heart of the home is the open-plan kitchen and dining area, complete with contemporary units, NEFF and AEG integrated appliances, and elegant quartz worktops. Bi-fold doors open out to the enclosed rear garden, creating a seamless flow between indoor and outdoor living. A practical utility room and a downstairs WC complete the ground floor layout.

On the first floor, you'll find three well-sized bedrooms, including one with its own en-suite shower room, alongside a beautifully finished family bathroom featuring sleek fixtures and fittings.

The second floor offers a private and spacious master bedroom with a modern en-suite shower room, along with a separate room that can be used as a bedroom, dressing room, nursery, or home office—offering flexibility to meet your lifestyle needs.

Outside, the property benefits from a private driveway to the front and an enclosed garden to the rear.

Finished to an exceptional standard throughout with Italian-tiled bathrooms and quality materials, The Cheetham is more than just a house—it's a home designed for living, growing, and enjoying life in one of Stalybridge's most desirable residential settings.

## GROUND FLOOR

**Hallway**
Door to front, stairs leading to first floor, door to storage cupboard, doors leading to:

**Lounge** 17'0" x 13'3" (5.19m x 4.05m)
Double glazed window to front.

**Cloakroom**

**Kitchen/Diner** 12'5" x 20'8" (3.79m x 6.31m)
Double glazed window to rear, bi-fold door opening out to rear garden.

**Utility** 6'0" x 8'2" (1.82m x 2.50m)

## FIRST FLOOR

**Landing**
Double glazed window to side, stairs leading to second floor, doors leading to:

**Bedroom 2** 13'9" x 13'0" (4.19m x 3.96m)
Double glazed window to front, door leading to:

**En-suite** 7'1" x 7'1" (2.15m x 2.16m)
Double glazed window to front.

**Bedroom 3** 12'5" x 12'10" (3.79m x 3.91m)
Double glazed window to rear.

**Bedroom 4** 12'5" x 9'8" (3.79m x 2.95m)
Double glazed window to rear.

**Bathroom**

## SECOND FLOOR

**Landing**
Double glazed window to side, doors leading to:

**Bedroom 1** 25'0" x 17'0" (7.61m x 5.19m)
Double glazed window to rear.

**En-suite**

**Office/Bedroom 5** 18'4" x 9'11" (5.59m x 3.02m)
Double glazed window to rear.

## OUTSIDE
Driveway to the front. Enclosed garden to the rear.

## DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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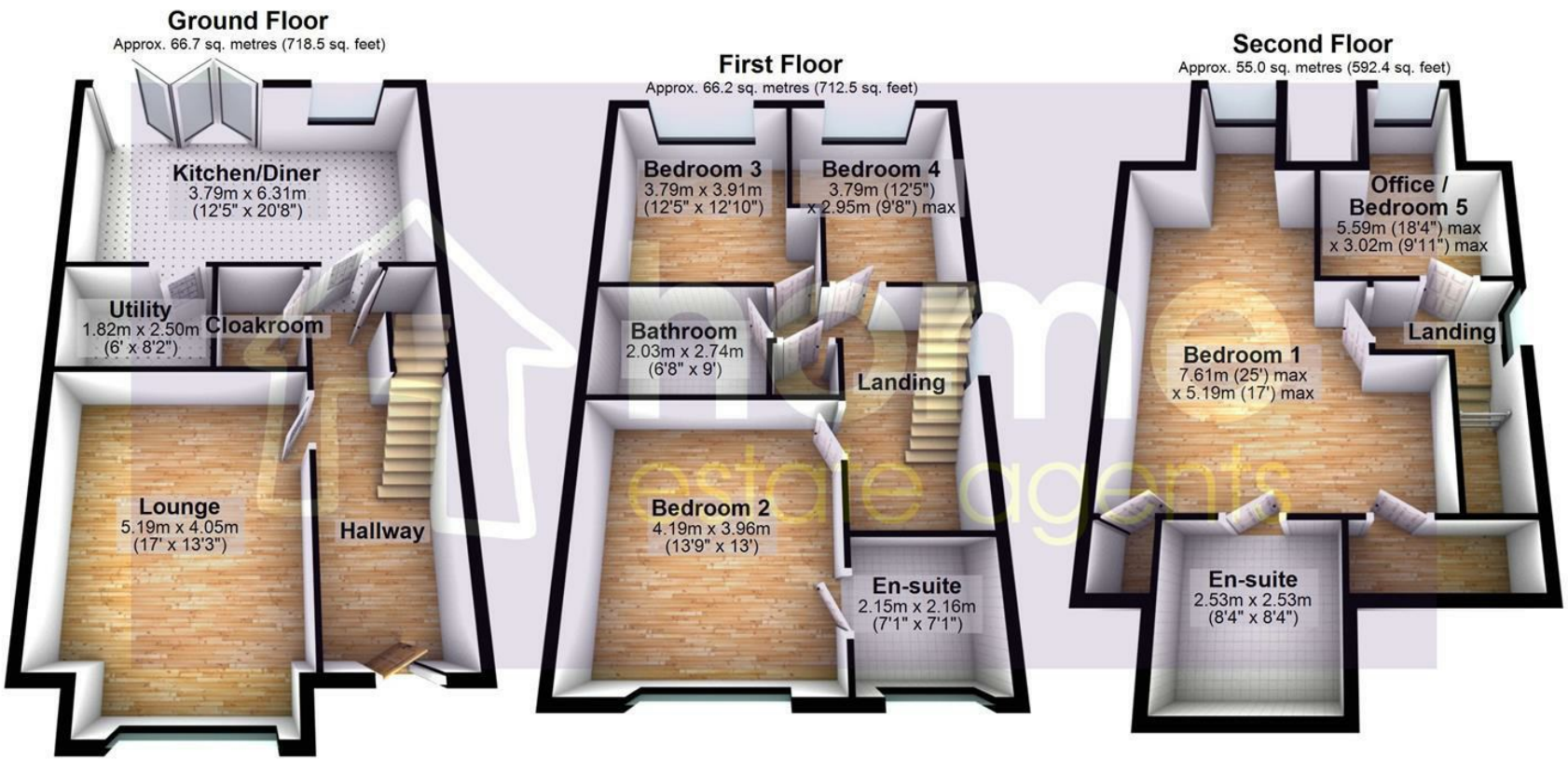

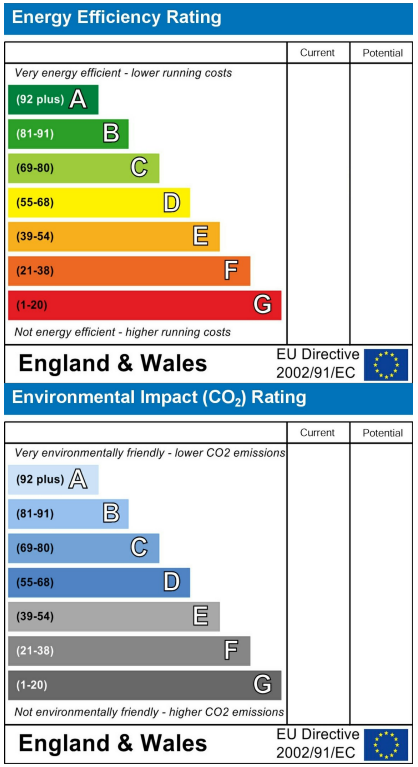
Total area: approx. 188.0 sq. metres (2023.4 sq. feet)