



272 Mottram Road, Stalybridge, SK15 2SU

£390,000

This beautifully presented property is a true interior design lover's dream, combining classic period features with modern, stylish touches. From the moment you enter, it is clear that no detail has been overlooked.

The entrance vestibule, featuring a stained glass door and tiled walls, leads into a welcoming hallway with original wood flooring. The lounge exudes warmth and character with a cast iron log burner, stained glass windows, far-reaching views, and a cosy, inviting atmosphere.

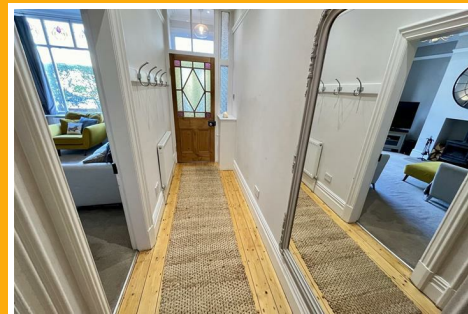
The separate dining room continues the theme with a further fireplace and ample built-in storage, including one cupboard housing the central heating combi boiler. The dining room flows seamlessly into the stunning south facing kitchen, which is awash with natural light and fitted with top brand appliances, granite work surfaces, and luxurious finishes.

Upstairs, the master bedroom offers an en suite bathroom and its own private balcony. Two further bedrooms and a boutique style family bathroom complete the first floor. On the second floor, a generous fourth bedroom with fitted wardrobes provides additional space for family or guests.

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Ground Floor

Entrance Vestibule

Composite front door. Half glazed wood door into the hallway, decorative tiled walls.

Entrance Hall

Stairs rising to the first floor, original wood flooring (recently sanded and re-oiled) doors to the downstairs rooms.

Lounge

13'8" x 13'4" (4.17m x 4.06m)

Box bay window to the front elevation, Inglenook fireplace complete with cast iron wood burning stove.

Dining Room

14'3" x 14'6" (4.34m x 4.43m)

Window to the side elevation, feature fireplace, original storage cupboard with drawers, real wood flooring. Useful large under stairs storage. Opening into the dining kitchen.

Kitchen/Breakfast Room

9'1" x 17'1" (2.78m x 5.20m)

Windows to the rear elevation, fitted with a comprehensive range of floor and wall mounted units with stylish marble work surfaces over complete with matching Island with wine rack and further storage. . Exposed brick chimney breast with inset Range cooker, induction hob and integrated Smeg microwave. Other appliances include a Neff dishwasher, Hoover washing machine and fridge freezer. The flooring is in the sought after Herringbone style, and door leading out to the garden.

First Floor

Stairs & Landing

Stairs rising to the second floor complete with built in under stairs storage. Doors to the bedrooms.

Master Bedroom

15'5" x 11'2" (4.71m x 3.41m)

Double opening French doors leading out to the balcony. Built in wardrobes, original fireplace.

En-suite

Window to the side elevation. Walk in shower, Hand wash basin built into a vanity unit, low level W.C, tiled walls and heated towel rail.

Balcony

9'1" x 9'11" (2.78m x 3.02m)

Wrought iron railings, pleasant artificial lawn area. What a fantastic spot to sit with your morning coffee, the views need to be seen to be believed. The views are incredible! On a clear day the Manchester skyline is clearly visible.

Bedroom Two

13'6" x 9'11" (4.11m x 3.02m)

Window to the front elevation, fireplace and built in wardrobes.

Bedroom Three

10'2" x 6'9" (3.11m x 2.07m)

Window to the front elevation.

Family Bathroom

9'7" x 7'2" (2.92m x 2.18m)

Window to the rear elevation, stylish four piece

suite comprising of a walk in shower, hand wash basin and low level W.C built into a vanity unit, roll top bath with freestanding tap. Heated towel rail.

Second Floor

Bedroom Four

9'9" x 14'5" (2.96m x 4.39m)

Window to side and skylight, eaves storage and large wardrobe., so large in fact that if you wanted to create a larger room, a dormer would fit here easily, and has been done by neighbouring properties (subject to the correct permissions).

Outside and Gardens

Garden fronted with timber gate and privacy hedging. Around to the year is a well stocked sunny garden complete with flower beds, mature plants and shrubs, a deck and steps down to the lawn,

Additional Information

Tenure: Freehold

Council Tax Band: C

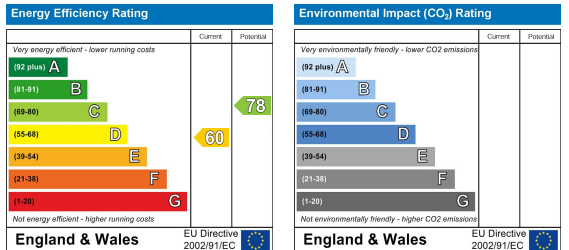
EPC Rating: D 60 - 78





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.



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