

DAWSONS

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Mottram Road, Stalybridge, SK15 2RF

Dawsons are delighted to welcome onto the market this substantial, traditional, Victorian semi detached property. To the ground floor the property offers larger than average entrance hall, 2 large reception rooms (1 of which can be used as a dining room), utility area, WC/cloaks, kitchen diner and conservatory, from the ground floor there is access to the cellar which has a working bar, games area, gym and WC/potential wet room. To the first floor the property offers a stunning landing which leads to 4 good sized bedrooms and family bathroom suite. To the second floor there is an office space which can be used for additional storage, access to eaves is also from here and a potential annex with a loft room, fitted kitchen with appliances, sitting room. * Internal viewing is a must to appreciate what this property has to offer * PHOTOS TO FOLLOW

Offers Over £565,000



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



Mottram Road, Stalybridge, SK15 2RF

■ Substantial Semi Detached Property

■ 4 Bedrooms

■ 2 Reception Rooms

The Accommodation Comprises:

Entrance Vestibule

5'6" x 4'3" (1.7 x 1.3)

Entrance Hallway

Large vibrant entrance hallway with many character fixtures and features, original Victorian decorative tile flooring, oak doors, central heating radiator.

Reception Room 2/Dining Room

14'5" x 18'0" (4.4 x 5.5)

Large multi purpose room comprising fitted carpet, uPVC double glazing, central heating radiator, oak fitted doors, decorative covings and multi fuel burner, multiple power points.

Reception Room 1

17'4" x 13'9" (5.3 x 4.2)

Stunning family reception room comprising fitted carpet, uPVC double glazing, central heating radiator, multi power points, decorative coving and fire surround with open fire.

Utility Room

5'10" x 4'7" (1.8 x 1.4)

Tiled flooring, central heating radiator and housing for white goods.

Cloaks/WC

3'7" x 4'3" (1.1 x 1.3)

Tiled flooring, uPVC double glazing, towel rail, tiled walls, low level close couple WC and vanity unit.

Kitchen Diner

12'5" x 10'2" reducing to 7'10" x 8'6" (3.8 x 3.1 reducing to 2.4 x 2.6)

Tiled flooring, original wood integrated wall and base units, quartz worktops, designed sink, multi power points, under unit lighting, gas hob, oven, extractor fan, ceiling spotlights, uPVC double glazing, central heating radiator.

Conservatory

12'1" x 15'8" (3.7 x 4.8)

Large uPVC framed conservatory with uPVC double glazing, multi power points, AC unit, laminate flooring.

Cellar

20'4" x 31'2" (6.2 x 9.5)

Large cellar with fitted carpet and part vinyl floor finishes, working bar with timber worktops, game and seating area, central heating radiator.

Gym

11'9" x 15'8" (3.6 x 4.8)

Original Victorian tiling, decorative oak surround fireplace, integrated storage, multiple power points, ceiling spotlights.

WC

6'10" x 7'2" (2.1 x 2.2)

Tiled floor and wall finishes, low level close couple WC, hand wash basin, uPVC double glazing, ceiling spotlights, oak fitted door, central heating radiator.

First Floor:

Landing

Fitted carpet, decorative covings, original staircase with balustrade.

Master Bedroom

13'9" x 15'5" (4.2 x 4.7)

Large "king" sized bedroom comprising fitted carpet, fitted wardrobes, uPVC double glazing, central heating radiator, multi power points, oak fitted doors.

En-suite

9'6" x 2'3" (2.9 x 0.7)

Tiled floor and wall finishes, low level close couple WC, hand wash basin with vanity unit, shower with screen and shower head over, ceiling spotlights, uPVC double glazing, chrome fitted radiator

Bedroom, (4)

5'10" x 9'2" (1.8 x 2.8)

Fitted carpet, integrated wardrobes, multi power points, uPVC double glazing and central heating radiator.

Bedroom (2)

14'5" x 13'9" (4.4 x 4.2)

Large double bedroom comprising integrated wardrobes, multi power points, uPVC double glazing and central heating radiator.

Family Bathroom

9'2" x 6'6" (2.8 x 2.0)

Modern bathroom comprising tiled floor and wall finishes, low level close couple WC, designer vanity unit, shower cubicle with mixer tap and rain shower over, ceiling spotlights, oak fitted door, chrome fitted radiator, tiled surround jacuzzi bath, extractor fan, uPVC double glazing.

Bedroom (3)

12'9" x 7'10" (3.9 x 2.4)

Double bedroom with fitted wardrobes, multi power points, ceiling spotlights, uPVC double glazing and central heating radiator.

Second Floor:

Office Space

7'6" x 15'5" (2.3 x 4.7)

Fitted carpet, exposed purlin, ceiling spotlights, Velux windows, central heating radiator, multi points and access to the eaves.

Loft Room/Annex

13'1" x 12'9" (4.0 x 3.9)

Fitted carpet, uPVC double glazing, multi power points, central heating radiator.

Kitchen

9'2" x 14'9" (2.8 x 4.5)

Tiled flooring, electric cooker, integrated wall and base units, half round stainless steel sink, uPVC double glazing, tiled splashback, integrated appliances.

Living Space

7'2" x 12'9" (2.2 x 3.9)

Fitted carpet, integrated wardrobe space, central heating radiator.

Externally:

To the rear there is an enclosed, low maintenance garden with seating area and flagged patio section.

To the front there is a block paved driveway which can accommodate approximately four cars

Contd.....

The property is situated in what is arguably one of the finest roads in Stalybridge and is in close proximity to a range of local amenities including public houses, Gymetc, Priory Tennis Club, Cheethams Park and much more.

The property is less than 1 mile distant to Stalybridge Town Centre where there are a range of recreational amenities including bus and train station which provide excellent transport commuter links to Manchester City Centre, supermarkets, retail outlets, restaurants, shops as well as state junior and high schools. The property is situated for easy access to the M67 and M60 Outer Manchester Ring Road.

Viewing is highly recommended to fully appreciate the full size and specification as well as fixtures and features this Victorian property has to offer to the market.



Directions



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	59	73

Environmental Impact (CO ₂) Rating		Current		Potential	
Very environmentally friendly - lower CO ₂ emissions	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(01-10) A					
(11-20) B					
(21-30) C					
(31-40) D					
(41-50) E					
(51-60) F					
(61-70) G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales	EU Directive 2002/91/EC				