



Stalyhill Drive, Stalybridge

Leasehold

Well-maintained landscaped garden • Off-road parking for two cars • Integrated garage • Modern kitchen with integrated appliances • Breakfast bar • Open plan living and dining area • Dru Paco living flame gas fire • Spacious living area with large windows • Patio and elevated outdoor seating areas



JARDINE
ESTATES



Welcome to this beautifully presented four-bedroom, two-bathroom detached house, where modern style meets every-day comfort in every corner. With two spacious reception rooms, this home offers a thoughtfully designed layout that seamlessly balances open-plan living with quiet, private spaces. From the moment you arrive, the property's kerb appeal is evident with its manicured front garden, smart brickwork, and stylish front door, all complemented by an integrated garage which is plumbed for a washing machine and drier for added convenience. There is also off-road parking for two vehicles.

Step inside to discover a light-filled interior, beginning with the welcoming living area. Here, a modern glass-fronted gas living frame fireplace creates a warm, inviting ambience, perfect for relaxing evenings or lively gatherings. Large windows fill the space with natural light, while the plush corner sofa offers plenty of room for family and friends to unwind. The open-plan design flows effortlessly into the elegant dining area, adorned with contemporary artwork and comfortable seating - ideal for both every-day meals and special occasions.

A standout space is the current music room, complete with a grand piano and garden views, offering inspiration for music lovers or anyone seeking a peaceful retreat. A striking glass block wall adds a touch of architectural flair with extra sound insulation enhancing the sense of space and light throughout the heart of the home.

The kitchen is truly a chef's delight, featuring sleek modern units, integrated appliances, and a convenient breakfast bar for casual dining.

The double farmhouse sink and stylish tiled backsplash blend traditional charm with contemporary elegance, while the large window over the sink offers delightful garden views and floods the space with natural light. Ample counter space and efficient storage make this kitchen as practical as it is beautiful, whether you're preparing a family dinner or entertaining guests.

Each of the four bedrooms is thoughtfully finished with neutral decor, plush carpeting, and large windows that ensure every room feels bright and welcoming. The Principal bedroom offers a spacious retreat with modern lighting and a versatile palette, making it easy to personalise. Additional bedrooms are perfect for children, guests, or a nursery, each providing a cosy and restful atmosphere. Dedicated workspace options abound- ideal for home offices or creative pursuits.

The downstairs wc and the family bathroom are finished to a high standard with contemporary fixtures, a shower over the bath, stylish tiling, and built-in storage. The modern design ensures every morning routine feels refreshing and every evening wind-down is a pleasure, with abundant natural light enhancing the sense of relaxation.

Step outside and discover the home's exceptional outdoor spaces. The well-maintained, multi-level garden is immaculate, with patio areas for entertaining, lawns for a kick about and quiet seating areas to unwind with a good book.

Council Tax band: E

Tenure: Leasehold

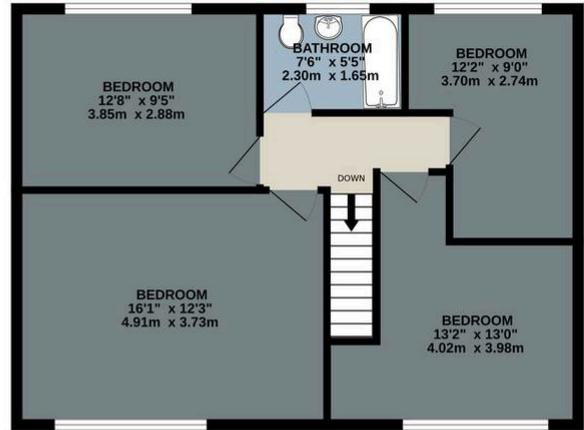
EPC Energy Efficiency Rating: C



GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1477 sq.ft. (137.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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