

# DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Mottram Road, Stalybridge, SK15 2SS

Occupying a large mature garden plot this substantial detached, executive bungalow comes onto the market in excellent order throughout having been much improved and constantly maintained by the present owners. The property offers flexible single floor accommodation but also provides tremendous potential for extension into the loft space for those requiring additional bedroom accommodation (subject to the usual permissions).

The property is situated in a most popular and well regarded location with good access to Stalybridge Town Centre which provides a wide range of shopping and recreational amenities. The Town Centre's bus and train stations provide excellent commuter links via its bus and train stations. Other amenities in the vicinity include well regarded junior and high schools, Stamford Park and numerous countryside and moorland walks also within easy reach.

**Offers Over £585,000**



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



# Mottram Road, Stalybridge, SK15 2SS

- Delightful 3 Bedroom Detached True Bungalow
- Well Maintained Accommodation Throughout
- Further Potential for Loft Conversion/Extension (STP)
- Stunning Lounge with Bay Window and Views Over Front Garden
- Large Mature Garden Plot Stretching Between Mottram Road and Mottram Old Road
- Highly Regarded Residential Location
- Well Placed for all Amenities
- Stylish Open Plan Dining Kitchen
- Substantial Driveway Off Mottram Old Road
- Excellent Commuter Links

## Contd.....

The Accommodation briefly comprises:

Entrance Porch, large Entrance Hallway, Living Room with bay window, access to Sun Room, open plan Dining Kitchen with central island and integrated appliances, Inner Hallway, 3 well proportioned Bedrooms, Shower Room/WC with further Guest Cloaks/WC

Externally there is a delightful mature garden plot with lawns and patio areas, substantial driveway accessed from Mottram Old Road with detached Garage.

## The Accommodation in Detail:

### Entrance Porch

uPVC double glazed front door and windows

### Entrance Hallway

Built-in storage cupboard, recessed spotlights, central heating radiator

### Lounge

17'11 plus bay x 11'11 (5.46m plus bay x 3.63m)

uPVC double glazed bay window, feature fireplace, double doors to the Sun Room

### Sun Room

16'10 x 7'1 (5.13m x 2.16m)

Timber framed, double glazed windows, potential to be re-developed

## Open Plan Dining Kitchen

21'1 x 17'0 max (6.43m x 5.18m max)

One and a half bowl inset sink unit, full range of wall and floor mounted units, central island, quartz worksurfaces, integrated oven and microwave, integrated dishwasher, four ring ceramic hob with chimney hood over, wine cooler, plumbed for automatic washing machine and dryer, uPVC double glazed window and French doors.

## Bedroom (1)

13'9 x 11'10 (4.19m x 3.61m)

Two uPVC double glazed windows, central heating radiators

## Bedroom (2)

10'10 x 11'10 (3.30m x 3.61m)

uPVC double glazed bow window, central heating radiator

## Bedroom (3)

12'11 x 8'9 (3.94m x 2.67m)

uPVC double glazed window, central heating radiator

## Shower Room

9'0 x 5'9 (2.74m x 1.75m)

Modern white suite having double shower enclosure, low level WC, pedestal wash hand basin, heated chrome towel rail/radiator, recessed spotlights, fully tiled, uPVC double glazed window.

## Separate Cloaks/WC

Low level WC, part tiled, uPVC double glazed window

## Externally:

The property occupies a stunning, large garden plot stretching between Mottram Road and Mottram Old Road.

A driveway off Mottram Old Road provides off road parking for several vehicles and leads to a Detached Garage.

To the rear there is a private patio area access from the dining kitchen.

## AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



## Directions



# Floor Plan

## GROUND FLOOR



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.  
Made with Metropix ©2025

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.

