



252A Mottram Road, Stalybridge, SK15 2SU

£525,000

Situated on the prestigious Mottram Road in Stalybridge, this individually designed four bedroom detached home really is something a little bit special. Offering beautifully presented accommodation arranged over three floors, this is a home that has been thoughtfully designed with modern family living and entertaining very much in mind.

From the moment you step inside, the welcoming hallway gives you a great first impression, with a useful downstairs WC just off it. The lounge sits to the front of the property and features a lovely bay window, filling the room with natural light. An open archway leads through into what is without doubt the heart of the home, the impressive open plan kitchen diner. The kitchen is beautifully fitted and comes complete with fully integrated appliances, including a wine fridge, boiling water tap and induction hob with a pot filler tap above. Bi fold doors then open straight out onto the landscaped rear garden, making this a fantastic space for entertaining during the warmer months.

To the first floor there are three generous bedrooms together with the family bathroom, whilst the second floor is home to the impressive master suite. Here you will find a spacious master bedroom, walk in wardrobe and a luxurious en suite shower room, with the bedroom also enjoying beautiful countryside views to the rear.

Outside, there is a driveway to the front providing off road parking for three vehicles, together with a walled garden planted with established shrubs. The rear garden is private and enclosed, having been landscaped to provide a porcelain tiled patio and lawned area, creating a lovely space to sit out and enjoy.

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The location is equally appealing, with an abundance of countryside walks, cycle tracks and bridleways right on the doorstep, with routes leading through the surrounding open green spaces and up towards the local trig point. There are also a number of local clubs and activities nearby, including Priory Tennis Club, Stalybridge Archery Club and Bower Fold Football Club.

Stalybridge town centre is just a short drive away and offers a great choice of independent amenities including butchers, greengrocers, coffee shops and bistros, together with a library and post office. There are excellent transport links into Mossley, Mottram, Glossop and Ashton under Lyne, whilst Stalybridge train station provides direct rail links into Manchester City Centre and beyond.

Entrance Hallway

Turning stairs rising to the first floor. Tiled floor. Doors to lounge and cloaks.

Downstairs WC

Window to side, low level w.c, hand wash basin, tiled floor.

Lounge

13'9" x 10'8" (4.18m x 3.25m)

Box window to front elevation. Media wall with living flame effect electric fire. Ceiling light. Open plan to:

Open Plan Kitchen & Dining Room

13'2" x 18'5" (4.01m x 5.61m)

Window to rear elevation. Bi-fold doors opening up to the garden. Fitted with a STUNNING range of floor and wall mounted units with marble work surfaces over and matching deep breakfast bar. Integrated appliances include Bosch oven, Bosch microwave over and built in plate warmer. Sink with macerator and instant boiling water tap over. Four ring induction hob with pot filler tap over. Wine cooler fridge. This kitchen is the entertainers dream! Especially in the summer, imagine the summer parties you could have here.

Stairs & Landing

Doors to bedrooms two, three and four. Door to family bathroom. Stairs rising to second floor.

Bedroom Two

14'0" x 10'8" (4.27m x 3.25m)

Box window to front elevation. Radiator. Ceiling light.

Bedroom Three

13'1" x 10'5" (3.99m x 3.18m)

Window to rear, with far reaching views. Ceiling light. Radiator.

Bedroom Four

9'9" x 7'5" (2.97m x 2.27m)

Window to rear, with far reaching views. Ceiling light. Radiator.

Family Bathroom

Window to front elevation. Three piece suite

comprising of a panelled bath with mains fed shower over, low level w.c and hand wash basin. Tiled floor and part tiled walls. Heated radiator.

Master Bedroom

19'0" x 18'5" (5.79m x 5.61m)

Two windows to rear, with spectacular views! This is a fabulous master suite. Complete with walk in wardrobe and en-suite.

En-suite

Stylish suite comprising of a walk in shower with mains fed shower, w.c and hand wash basin. Heated towel rail, tiled floor and walls.

Outside and Gardens

Fantastic landscaped garden, this home is 'Summer Ready' With well stocked borders, a beautiful seating area and laid to lawn.

Additional Information

Tenure: Freehold

EPC Rating: D

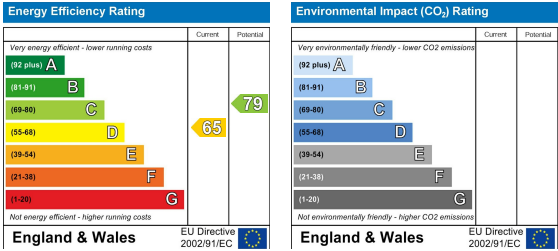
Council Tax Band: E





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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