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Mottram Old Road, Stalybridge, SK15 2SZ

Dawsons are pleased to offer for sale this superbly presented executive detached home. Situated in one of the areas most prestige locations with stunning long range views to the rear. The property boasts extensive accommodation with high quality fittings throughout with a meticulous attention to detail. Located close to Stalyhill schools, Cheetham Park, local amenities and transport links. *Only an internal inspection will fully reveal the size and quality of accommodation on offer. *

Offers Over £775,000

Mottram Old Road, Stalybridge, SK15 2SZ

- Premier Residential Location
- Stunning Extended Executive Detached
- Stylishly Presented With Numerous Quality Features
- Delightful Rear Garden With Sun Terrace
- Feature Neville Johnson Designed Staircase
- High Quality Lusso And Aqualisa Sanitary Fittings
- Four Double Bedrooms
- Internal Inspection Simply Essential
- Ample Off-Road Parking

The Accommodation Briefly Comprises:
Statement reception hallway, cloaks/WC, luxury breakfast kitchen with integrated appliances and adjacent utility room and the breakfast kitchen is open to a family room/dining area, dual aspect living room with vaulted ceilings and stunning feature fireplace, Master bedroom with luxury en-suite, further double bedroom with en-suite shower room.

To the first floor there are two further double bedrooms, family shower/wet room.

Externally, there is a substantial driveway providing parking for numerous vehicles with a well tended lawned front garden area with mature border plants and shrubs. The enclosed rear garden has a substantial sun terrace which offers a high degree of privacy. The lower tiered sections of the garden having lawned and further patio areas with two Summer houses, one of which houses a home gym whilst the other has been converted to a home bar/mancave.

The property is within easy reach of open countryside and there are numerous delightful walks all of which are in close proximity. Also close to hand are the ever popular Staley Hill infant and junior schools. Stalybridge town centre provides excellent commuter links to Manchester City Centre via its bus and train links and there are also good motorway links enabling road access throughout the North West. Other amenities in close proximity include Cheethams Park, Priory Tennis Club and Gymetc.

Providing peace of mind, the property has a comprehensive alarm and CCTV system installed.

The Accommodation In Detail Comprises:

GROUND FLOOR

Reception Hallway
Feature Neville Johnson designed and installed staircase, Karndean flooring, double-glazed composite style security door, contemporary central heating radiator, vaulted double-height ceiling, uPVC double-glazed porthole window.

Cloaks/WC
Redesigned with Lusso fittings having low-level WC, wash hand basin, feature lighting, fully tiled, tiled floor, alcove display recesses, recess spotlights, central heating radiator.

Breakfast Kitchen
13'0 x 12'8 (3.96m x 3.86m)
Twin bowl single drainer stainless-steel sink unit, a range of wall and floor mounted units, granite work surfaces, specialist four-ring gas hob with two extractor units, built-in oven, central breakfast island with wine cooler, integrated dishwasher, integrated fridge-freezer, tiled floor, recess spotlights, uPVC double-glazed window.

The breakfast kitchen is open to the family room/dining area.

Utility
10'8 x 6'4 (3.25m x 1.93m)
A range of wall and floor mounted units, plumbing for automatic washing machine and dryer, tiled floor, vaulted ceiling, built-in storage/service cupboard.

Family Room/Dining Area
21'9 x 11'3 (6.63m x 3.43m)
uPVC double-glazed French doors, further uPVC double-glazed external door with side light, tiled floor, central heating radiator.

Living Room
27'7 x 14'1 reducing to 10'7 (8.41m x 4.29m reducing to 3.23m)
Stunning feature fireplace, uPVC double-glazed bow window plus further uPVC double-glazed window, vaulted ceilings, two central heating radiators.

Master Bedroom
17'11 x 13'5 (5.46m x 4.09m)
A full range of fitted wardrobes, uPVC double-glazed window, central heating radiator.

En-Suite
10'7 x 9'0 (3.23m x 2.74m)
Re-fitted with Lusso sanitary ware having a freestanding bath with shower attachment, low-level WC, wash hand basin with vanity storage unit below, walk-in shower cubicle, recess spotlights, tiled floor, fully tiled, uPVC double-glazed window, heated chrome towel rail/radiator, underfloor heating.

Bedroom 2
16'5 x 10'0 increasing to 11'5 into bay (5.00m x 3.05m increasing to 3.48m into bay)
A full range of fitted wardrobes, uPVC double-glazed bay window plus further uPVC double-glazed window, central heating radiator.

En-Suite
7'2 x 5'0 (2.18m x 1.52m)
Shower cubicle, wash hand basin with vanity storage unit below, low-level WC, tiled floor, fully tiled, uPVC double-glazed window, recess spotlights, underfloor heating, heated chrome towel rail/radiator.

FIRST FLOOR

Landing
uPVC double-glazed window.

Bedroom 3
16'5 x 17'8 maximum (5.00m x 5.38m maximum)
Two built-in storage wardrobes, two eaves storage areas, Karndean flooring, recess spotlights, two uPVC double-glazed windows, two central heating radiators.

Bedroom 4
17'6 x 16'5 maximum (5.33m x 5.00m maximum)
Two built-in storage wardrobes, two eaves storage areas, Karndean flooring, two uPVC double-glazed windows, recess spotlights, two central heating radiators.

Shower/Wet Room
7'5 x 7'4 (2.26m x 2.24m)
Re-fitted suite having walk-in shower area, low-level WC, twin bowl sink units with vanity storage below, fully tiled, tiled floor, uPVC double-glazed window, heated chrome towel rail/radiator, underfloor heating, recess spotlights.

EXTERNAL
The property enjoys a wide road frontage and is set behind a well attended lawned front garden area with mature border plants and shrubs.

There is a substantial driveway providing off-road parking for several vehicles.

The fully enclosed rear garden offers a high degree of privacy and enjoys a full width sun terrace with the lower tiered sections having a variety of lawned and flagged patio areas. The garden is well stocked with a variety of border plants and shrubs.

To the lower section of the garden there are two Summer houses, one of which is currently utilised as a home gym whilst the second has been converted to provide a garden room/bar and has a feature wood burning stove. Both the Summer houses are fitted with power and lighting.

TENURE
Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX
Council Tax Band "G".

VIEWINGS
Strictly by appointment with the Agents.

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






DERAMORE
164











Floor Plan

GROUND FLOOR



1ST 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.
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