

## 2 Mottram Old Road, Stalybridge, SK15 2TG

**Offers Over £370,000**

If you are familiar with Stalybridge, the chances are that this beautiful 1930s semi detached home on Mottram Old Road has caught your eye, and A Wilson Estates are delighted to now offer it for sale. Owned by the same family for almost 40 years, the time has come for its next chapter, and it comes to the market offering an extended ground floor, a stunning south west facing garden, and potential to extend further in future (subject to planning) making it a home which can grow with you.

As you approach you will find a double driveway providing off road parking for two cars, leading to the garage. Step inside and you're welcomed by a bright hallway with original panelling details, stairs rising to the first floor, and a handy under stairs WC.

At the front, the lounge is filled with character, featuring a gorgeous bay window with stained glass detailing, whilst to the rear is a 22 foot long lounge/diner with sliding doors leading out to the rear garden, plus a 19 foot long galley style kitchen.

Head upstairs where you will find two double bedrooms and a further single, all of which benefit from stunning views. A generously proportioned four piece family bathroom completes the living accommodation.

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, Stalybridge, SK15 2TG

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## **Porch**

1'8" x 5'5" (0.51m x 1.65m)  
Double door. Door to:

## **Hall**

6'7" x 5'5" (2.00m x 1.65m)  
Stairs rising to first floor. Doors to all ground floor rooms. Ceiling light.

## **Front Lounge**

13'4" x 11'10" (4.06m x 3.61m)  
Bow window to front elevation. Wall mounted electric fire. Radiator. Ceiling light.

## **Rear Lounge**

22'6" x 11'5" (6.87m x 3.48m)  
A spacious room with plenty of space for sitting and dining areas. Feature fireplace with inset living flame effect electric fire. Ceiling light. Two double radiators. Sliding doors to rear.

## **Kitchen**

19'4" x 6'5" (5.89m x 1.96m)  
Fitted with a matching range of base and eye level units with coordinating worktops over. Electric double oven with four ring gas hob and pull out extractor over. Plumbed for automatic washing machine. Space for tumble dryer. Integrated fridge freezer. Integrated dishwasher. Stainless steel sink with drainer and mixer tap. Single radiator. Double radiator. Three spotlights to ceiling. Window to rear elevation. Window to side elevation. Door to side elevation leading out to garden.

## **WC**

6'8" x 2'5" (2.03m x 0.74m)  
Window to side elevation. Fitted with WC and wash hand basin. Ceiling light.

## **Stairs and Landing**

7'10" x 6'0" (2.39m x 1.83m)  
Doors to all bedrooms and family bathroom. Large window to side elevation with stained glass detailing. Ceiling light. Original feature wall panelling.

## **Bedroom One**

12'6" x 11'5" (3.81m x 3.48m)  
A well proportioned bedroom with fitted wardrobes, single radiator, and ceiling light. Window to rear elevation with far reaching views over Stalybridge and the skyline beyond.

## **Bedroom Two**

11'1" x 11'10" (3.38m x 3.61m)  
Bow window to front elevation with built-in window seat. Fitted wardrobes. Ceiling light. Single radiator.

## **Bedroom Three**

6'7" x 6'11" (2.01m x 2.11m)  
Fitted wardrobes. Ceiling light. Radiator. Window to front elevation.

## **Bathroom**

8'10" x 6'5" (2.69m x 1.96m)  
A fully tiled bathroom fitted with four piece suite comprising of white panelled bath with mixer tap over, hidden cistern WC, vanity unit with inset wash handbasin, and stand-alone corner

shower enclosure with mains fed shower over. Window to rear elevation. Window to side elevation. Four downlights to ceiling. Chrome heated towel rail. Extractor. Loft hatch providing access to loft space.

### Outside and Gardens

Block paved driveway to front providing off road parking for two cars.

South West facing rear garden with large patio area leading down to lawn with beautifully established planted borders.

### Garage

15'6" x 8'4" (4.72m x 2.54m)

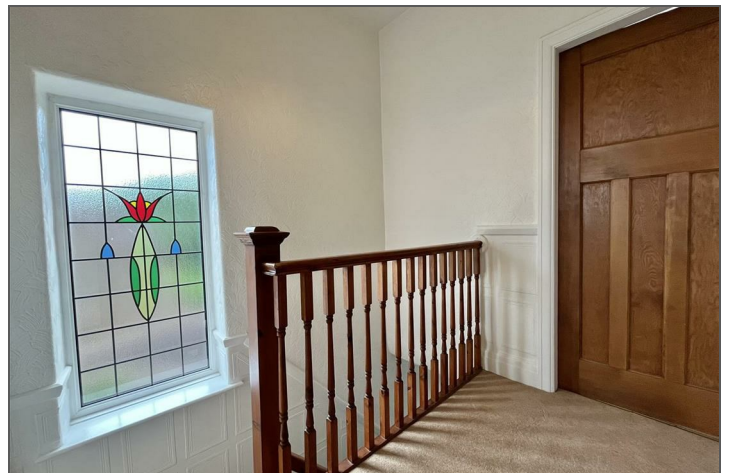
Up and over door to front. Ceiling light. Window to side elevation. Window to rear elevation. Door to rear allowing access into rear garden. Fitted with power and lighting.

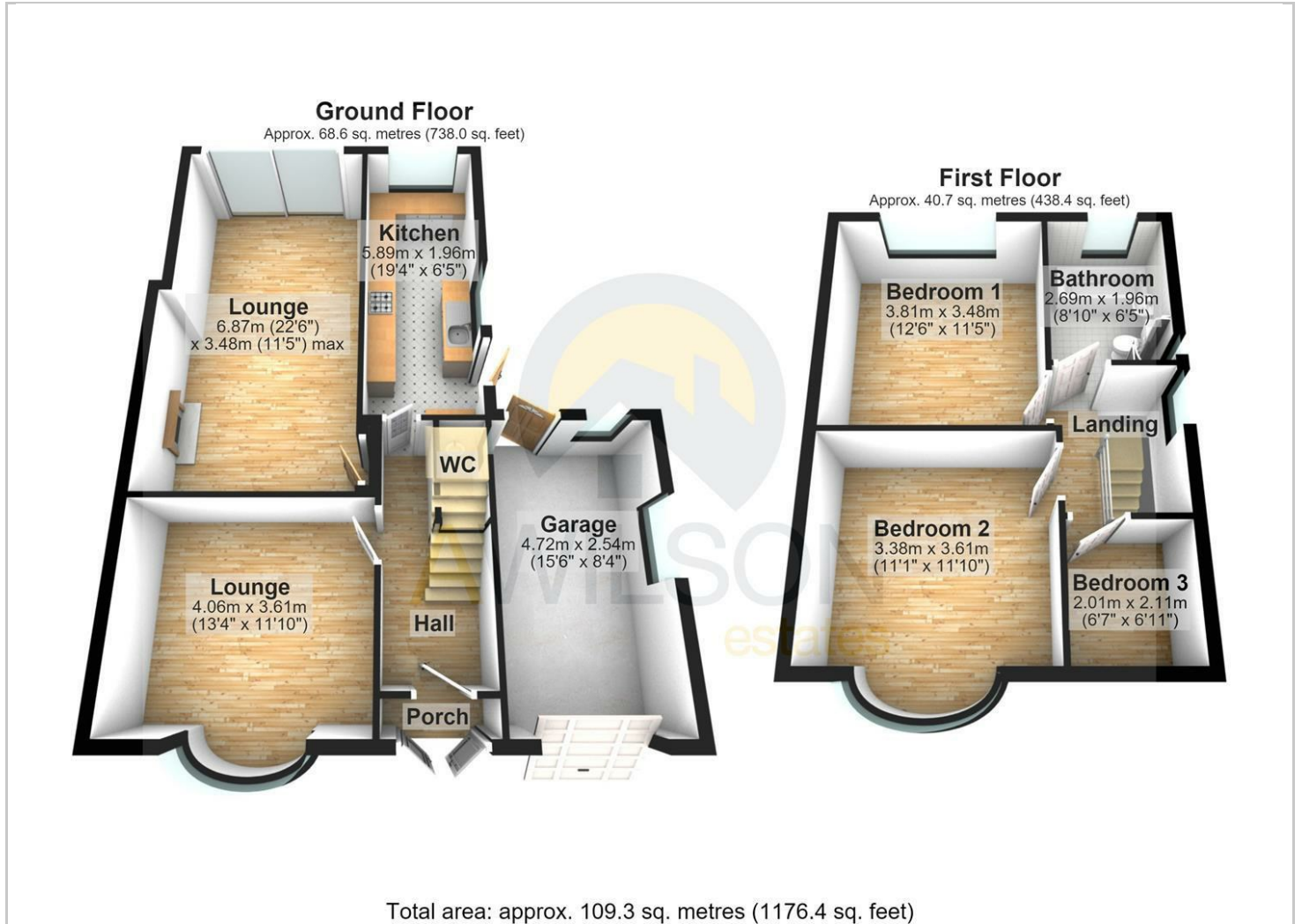
### Additional Information

Tenure:

EPC Rating:

Council Tax Band:





## 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.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |                         |           |
|---|-------------------------|--|---|-------------------------|-----------|
|   | Current                 | Potential                                      |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com