



Whimberry Drive, Stalybridge, SK15 3RU

Offers over £525,000

An exceptional four-bedroom family home that has been lovingly upgraded by the current owners to create a truly impressive contemporary residence. Beautifully presented throughout, the property combines generous proportions and an exceptional open-plan living, creating a home that is perfectly suited to modern family life and entertaining.

Occupying an enviable position on the highly regarded Churchfields estate, the property is ideally placed for a wealth of everyday amenities, reputable schools, excellent public transport links and attractive green spaces.

The accommodation opens into a welcoming entrance hall, leading to a cosy and inviting lounge, a versatile utility/office and a contemporary downstairs WC. However, it is the spectacular open-plan kitchen and family room that truly sets this home apart. Designed as the heart of the property, this exceptional space provides an impressive setting for both everyday family life and entertaining, with an abundance of natural light provided by ceiling skylights and two sets of bi-fold doors opening seamlessly onto the rear garden. The generous proportions and seamless connection to the outside create an exceptional sense of space and light.

To the first floor are four well-proportioned bedrooms, with two benefiting from en-suite facilities, together with a beautifully appointed family bathroom. The accommodation provides excellent flexibility for a growing family, guests or those requiring dedicated home-working space.

Externally, the property continues to impress. A generous driveway provides ample off-road parking to the front, complemented by a neatly maintained lawned garden. To the rear is a thoughtfully landscaped garden, featuring a paved patio with glass balustrading, creating the perfect space for outdoor dining and entertaining. Steps lead down to a low-maintenance artificial lawn, providing a practical yet attractive area for families to enjoy.



GROUND FLOOR

Hall

4'0" x 5'8" (1.23m x 1.72m)

Door to front, stairs leading to first floor, doors leading to:

Lounge

18'8" x 11'1" (5.70m x 3.39m)

Double glazed bow window to front, radiator.

Utility / Office

16'11" x 8'2" (5.16m x 2.50m)

Fitted with a matching range of units, sink with mixer tap, two double glazed windows to front, underfloor heating.

WC

Two piece suite comprising, pedestal wash hand basin and low-level WC, half tiled walls, radiator, double glazed window to side.

Kitchen / Family Room

23'5" x 24'1" (7.15m x 7.34m)

Fitted with a matching range of units with worktop space over, matching island unit with storage under, sink with Quooker tap, Neff Oven - Slide and hide WiFi oven with Steam technology, Neff warming drawer, Neff Duel Oven Microwave, Fisher Paykel, 127 bottle wine fridge with dual zone temp, Caple 9 Zone induction hob, Bosch dishwasher, Bosch freezer, Rangemaster fridge, two skylights, three radiators, two sets of bi-fold doors opening to rear garden, underfloor heating.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1

12'1" x 15'3" (3.68m x 4.66m)

Three double glazed windows to front, built-in storage, radiator, door leading to:

En-suite

Three piece suite comprising, vanity wash hand basin, shower area and low-level WC, part tiled walls, double glazed window to side, heated towel rail.

Bedroom 2

12'10" x 8'5" (3.91m x 2.57m)

Double glazed window to rear, radiator, door leading to:

En-suite

Three piece suite comprising, vanity wash hand basin, shower area and low-level WC, part tiled walls, double glazed window to front, radiator.

Bedroom 3

10'0" x 8'7" (3.05m x 2.61m)

Double glazed window to rear, radiator.

Bedroom 4

10'0" x 6'8" (3.05m x 2.04m)

Double glazed window to rear, radiator.

Bathroom

5'8" x 8'7" (1.72m x 2.62m)

Three piece suite comprising, deep bath, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail, underfloor heating.

OUTSIDE

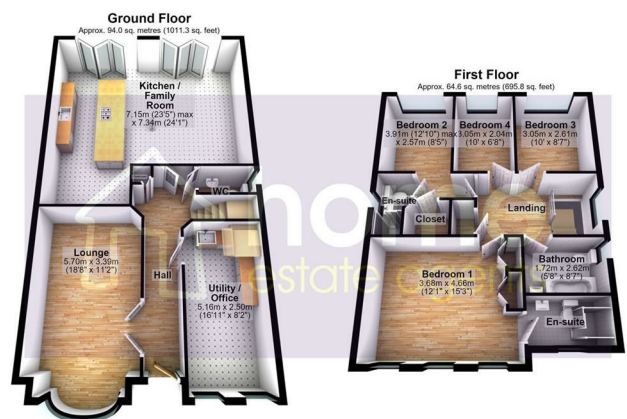
Lawned garden to the front with driveway providing ample off road parking. Enclosed good sized garden to the rear with paved patio area with glass balustrade and steps leading down to artificial lawn.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 158.6 sq. metres (1707.1 sq. feet)

