Mottram Wood
Stalybridge, SK15 2RT

Offers over £699,000

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OPEN DAY – Saturday 17th October 12pm–2pm. An exclusive opportunity to view this exceptional home. Early registration is highly recommended to secure your preferred viewing time.

A rare opportunity awaits with the launch of an exclusive gated development comprising just seven high-specification new homes on the highly desirable Mottram Road in Stalybridge. Perfectly blending style, space, and luxury, this prestigious collection promises exceptional living in a sought-after setting.

The Bower is a beautifully designed four-bedroom detached family home offering generous and versatile accommodation spread across three impressive floors. Designed with modern lifestyles in mind, it combines thoughtful layout with premium finishes throughout. The property will feature a contemporary high-spec kitchen complete with sleek quartz worktops and top-of-the-range NEFF and AEG integrated appliances, ideal for both everyday living and entertaining. Bathrooms will be fitted with premium sanitaryware and finished with elegant Italian tiles for a touch of timeless sophistication.

The ground floor includes a welcoming entrance hall, a bright lounge/diner perfect for relaxing or hosting, a private study, a spacious bedroom, a practical utility room, and a stylish shower room. The lower ground floor opens into an expansive kitchen and family room with bi-fold doors that flood the space with natural light and lead out to the enclosed rear garden—creating the perfect flow between indoor and outdoor living. This level also benefits from a separate cinema room/snug and a guest WC, ideal for family movie nights or quiet retreat.

Upstairs, the first floor features three further bedrooms, including a spacious master suite with its own en-suite shower room, along with a luxurious family bathroom.

With a private driveway to the front and a fully enclosed garden to the rear, The Bower offers the ideal combination of privacy, practicality, and style.

GROUND FLOOR

Hall
Door to front, stairs leading to lower ground floor and first floor, doors leading to:

Lounge/Diner 15'7" x 14'2" (4.75m x 4.32m)
Double glazed window to front.

Utility Room 5'5" x 6'2" (1.65m x 1.89m)

Bedroom 4 12'7" x 12'0" (3.83m x 3.65m)
Double glazed window to rear.

Study 8'6" x 10'0" (2.59m x 3.05m)
Double glazed window to rear.

Shower Room 5'5" x 7'8" (1.64m x 2.34m)

LOWER GROUND FLOOR

Hall
Doors leading to:

Kitchen / Family Room 18'3" x 22'1" (5.57m x 6.73m)
Bi-fold door leading out to rear garden.

Cinema Room / Snug 15'7" x 13'10" (4.75m x 4.22m)

WC

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Master Bedroom 13'1" x 17'9" (3.99m x 5.41m)
Double glazed window to front, door leading to:

En-suite Shower Room 9'6" x 8'8" (2.90m x 2.63m)
Double glazed window to front.

Bedroom 2 14'2" x 12'0" (4.31m x 3.65m)
Double glazed window to rear.

Bedroom 3 14'5" x 9'4" (4.39m x 2.84m)
Double glazed window to rear.

Bathroom 6'8" x 9'0" (2.04m x 2.74m)
Double glazed window to side.

OUTSIDE
Driveway to the front. Enclosed garden to the rear.

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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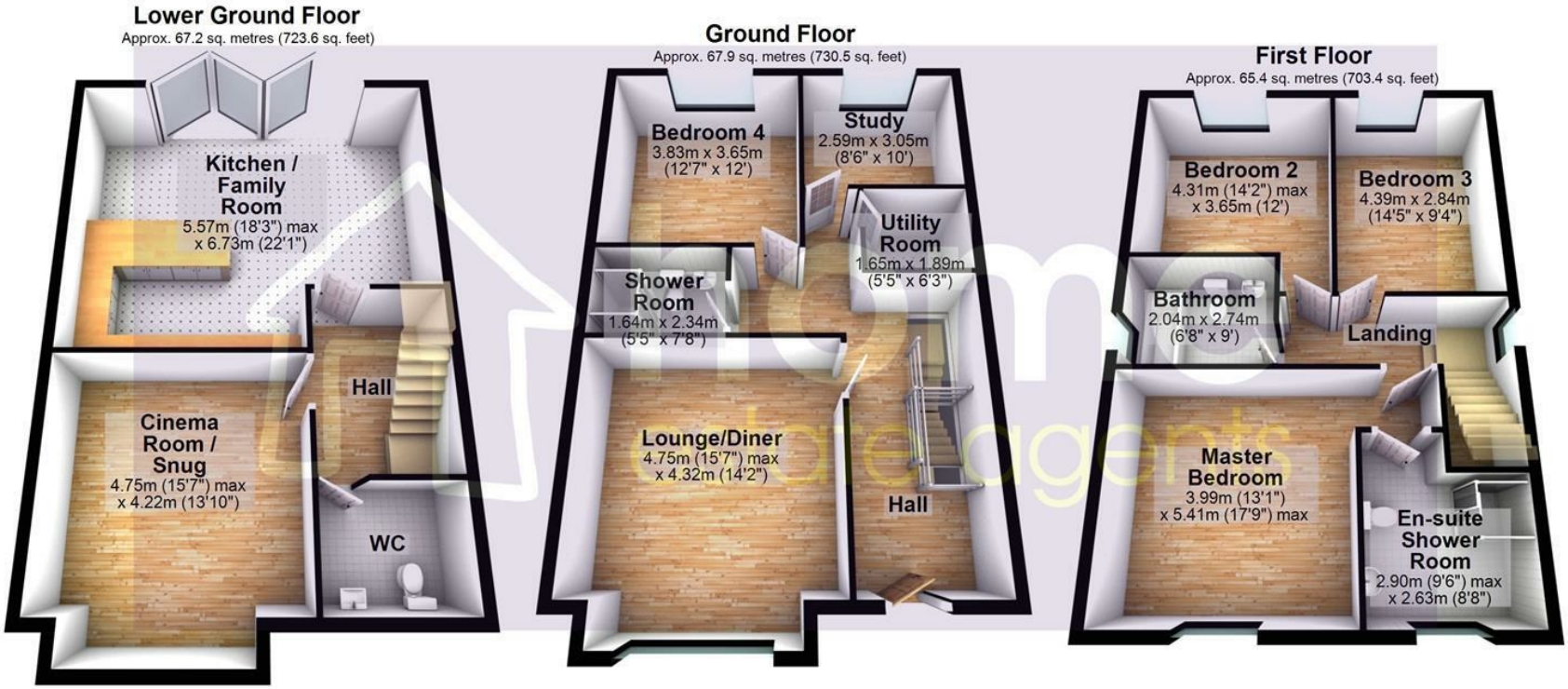
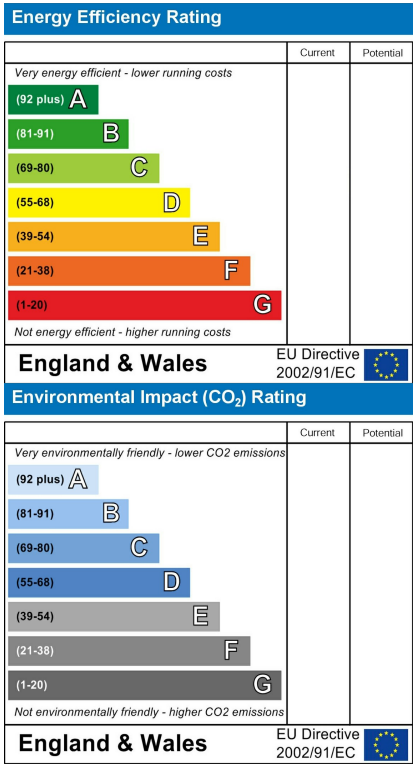
Total area: approx. 200.4 sq. metres (2157.5 sq. feet)