www.awilsonestates.com









203 Mottram Road, Stalybridge, SK15 2QX

Offers Over £625,000

If you love character homes then this one is going to be right up your street! Set back from the tree lined Mottram Road in Stalybridge, this simply stunning period semi detached home has so much to offer. From its charming original features and beautifully updated interiors to the impressive extension and an incredible rear garden, there is plenty here to fall in love with.

Over the past few years the property has undergone a comprehensive programme of modernisation and improvement, taking great care to retain the character and charm that make this property so special, while creating a home that works brilliantly for modern family life. Extended, upgraded and arranged over three floors, the accommodation extends to approximately 2,100 sq ft, offering an exceptional amount of space with plenty of flexibility as your family grows and your needs change.

Step inside and you'll find a welcoming entrance vestibule leading through to the hallway, with two beautifully presented reception rooms offering different spaces to relax and unwind. The main lounge is full of character, with a feature fireplace creating a lovely focal point, while the adjoining dining room benefits from a multi fuel stove.

And then there's the kitchen! The property has been substantially extended to create an impressive breakfast kitchen and dining space, finished to a beautiful standard and designed with family life and entertaining in mind. There's an excellent range of fitted cabinetry, integrated SMEG appliances and plenty of room to cook, gather and enjoy time together. The real showstopper, however, has to be the bi-folding doors which open directly onto the rear patio, drawing your eye straight out towards the garden

203 Mottram Road

, Stalybridge, SK15 2QX

Offers Over £625,000





The lower ground floor provides plenty of versatility, with a converted basement suite offering a spacious office or fourth bedroom, a separate snug and a shower room/WC. Whether you need somewhere for a teenager to have their own space, a guest suite, a home office or simply another room to retreat to, the possibilities here are endless.

Upstairs, the first floor continues to impress, with three double bedrooms and a beautifully appointed family bathroom. The main bedroom is particularly spacious, while bedrooms two and three are both excellent sized doubles, making this a home that genuinely offers room for everyone.

Now, the garden really does deserve a mention of its own. Substantial in size and beautifully arranged into several different areas, this is so much more than just somewhere to sit outside. There's plenty of space for children to run around and play, areas to enjoy a morning coffee or summer evening with friends, and even a rather special Hobbit House which is sure to capture the imagination! With a backdrop of mature trees, the outlook is particularly lovely, changing throughout the seasons and creating a wonderful sense of privacy. With no direct overlooking to the front or rear, it's a setting that's increasingly hard to find.

Then there's the location! Mottram Road is a fantastic address, offering that lovely balance of being close to everything Stalybridge has to offer while feeling just far enough removed from the hustle and bustle. The town centre is within comfortable walking distance, with its independent shops, cafés, bars and restaurants, along with the railway station providing excellent commuter links into Manchester and beyond. Cheetham Park, Priory Tennis Club and local gym facilities are also close by, with plenty of opportunities to enjoy the outdoors and keep active.

GROUND FLOOR

Entrance Vestibule
3'8" x 4'2" (1.12m x 1.27m)
Door to:

Hall
17'5" x 4'2" (5.31m x 1.27m)
Stairs to first floor. Radiator. Door to:

Dining Room
13'6" x 13'6" (4.11m x 4.11m)
Original wooden floorboards. Column radiator. Feature wall panelling. Multi-fuel stove set within a stone hearth. Feature coving and ceiling rose. Ceiling light. Door leading through to the kitchen.

Lounge
12'10" x 12'4" (3.91m x 3.76m)
Bay window to the front elevation with original wooden shutters. Fitted carpet. Cast iron fireplace. Column radiator. Feature coving and ceiling rose. Open archway leading through to the dining room.

Kitchen/Diner
25'9" x 16'10" (7.85m x 5.13m)
Fitted with a matching range of shaker style cabinetry with coordinating quartz worktops over. Central kitchen island. Integrated fridge freezer. Integrated dishwasher. Four ring gas hob. Integrated eye level electric oven. Eye level Smeg microwave oven and warming drawer. Under mounted stainless steel one and a half bowl sink with drainer and mixer tap. Two integrated pop up power points set into the worktops. Three Velux windows to the ceiling. Bi-fold doors to the rear elevation. Two designer vertical radiators. Downlights to the ceiling. Two pendant lights over the kitchen island. Exposed steel beam features.

LOWER GROUND FLOOR

Office/Bedroom Four
12'10" x 11'5" (3.91m x 3.49m)
Useful storage cupboard. Feature cast iron fireplace. Herringbone flooring. Column radiator. Feature ceiling light. Open plan layout. Door to hall. Door leading out to small terrace area.

Snug
12'6" x 9'2" (3.82m x 2.79m)
Currently utilised as a cinema room. Herringbone flooring. Downlights to the ceiling. Access to under stair storage. Large sliding cupboard providing access to a useful utility cupboard, complete with laundry chute. Open plan layout.

Shower Room
7'8" x 4'2" (2.34m x 1.27m)
A boutique style shower room with subway tiles, WC, wash hand basin, and main Red shower. Column radiator with heated towel rail attachment. Downlights to ceiling. Wood affect tiled flooring. Extra extractor.

FIRST FLOOR

Master Bedroom
13'1" x 15'8" (3.99m x 4.78m)
A generous double bedroom with two windows to the front elevation, both complete with plantation style shutters and window seats. Feature wall panelling. Feature coving and ceiling rose. Built in wardrobes.

Stairs and Landing

Bedroom Two
13'8" x 10'10" (4.17m x 3.30m)
Another well proportioned double bedroom with feature wall panelling. Window to the rear elevation with plantation style shutter. Feature coving and ceiling rose. Radiator. Ceiling light. Loft hatch providing access to the loft space.

Bedroom Three
11'8" x 11'11" (3.56m x 3.63m)
Window to the rear elevation overlooking the rear garden. Radiator. Ceiling light. Loft hatch providing access to loft space, providing useful additional storage.

Bathroom
13'0" x 8'4" (3.96m x 2.54m)
Fitted with a white four-piece suite comprising a freestanding clawfoot bath. WC. Wash hand basin. Walk-in shower enclosure. Subway style wall tiling. Built-in storage. Two skylights providing natural light. Access to laundry chute.

Outside and Gardens
Courtyard Style front garden.

Private enclosed rear garden with raised decking area laid with artificial lawn with retractable awning over and steps leading down to main garden. Double gates to side providing access for vehicles for off road parking if required.

Extensive low maintenance rear gardens.

Additional Information
Tenure: Freehold
EPC Rating: D
Council Tax Band: C













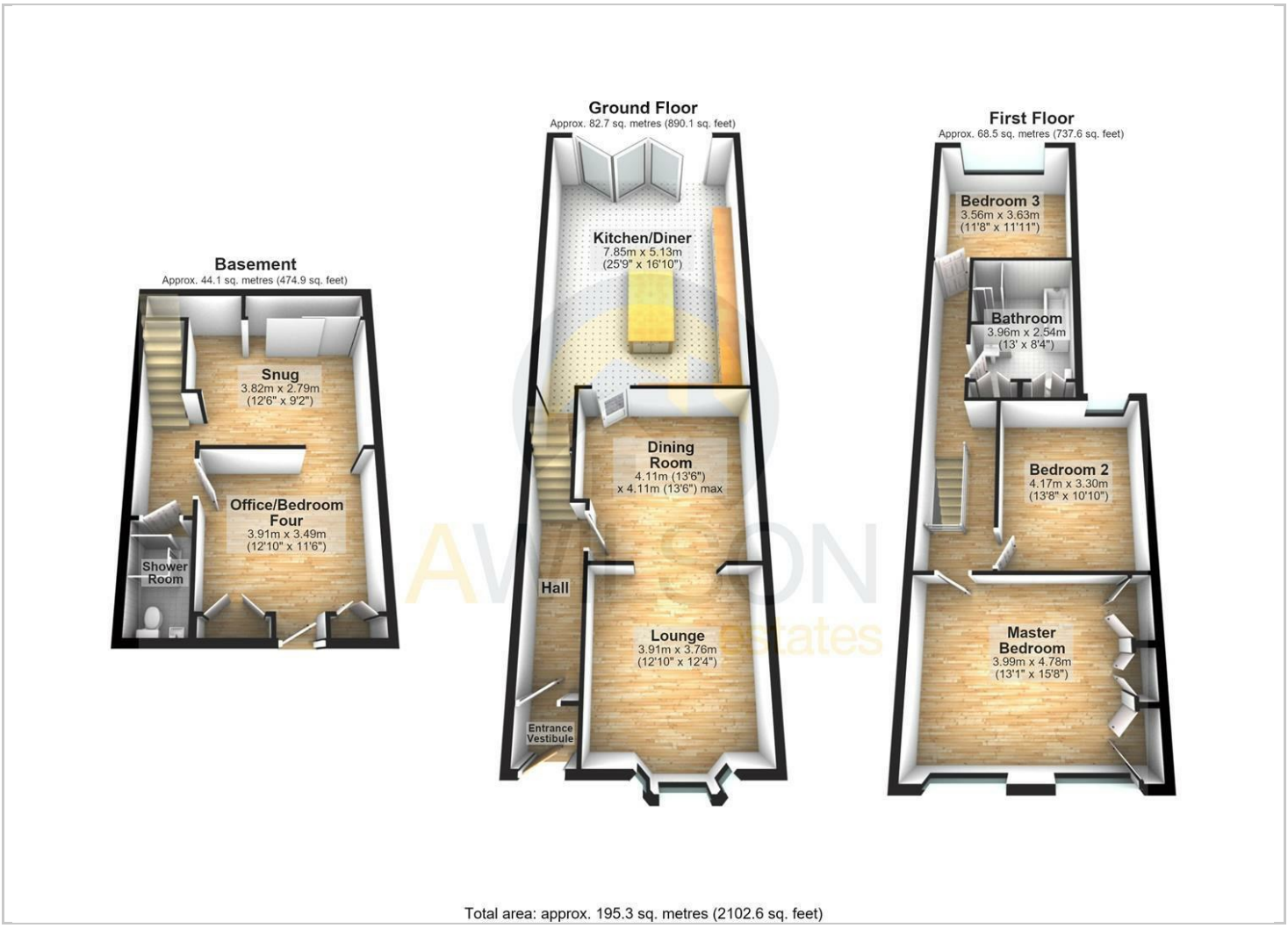






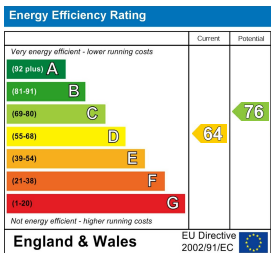


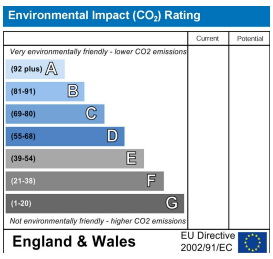




Viewing

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.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.