



Mottram Road, Stalybridge, Cheshire, SK15 2QX

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EXCLUSIVE



## Mottram Road, Stalybridge, Cheshire, SK15 2QX

Hunters are delighted to bring to the market Priory Cottage. The detached property is located on Mottram Road in Stalybridge and is a hidden gem. The five bedroom property boasts spacious accommodation over three floors. The property is close to good local amenities such as Cheethams Park, StalyHill Primary School, Gym etc and excellent transport networks eg Stalybridge Train Station. In the brief the property offers entrance hall, living room, dining room, breakfast kitchen, family room, bathroom, utility room, gym, pool room, five double bedrooms, two ensuites, two bathrooms, front and rear gardens, detached two storey garage and driveway for approximately four cars.





#### **ENTRANCE HALL**

On entrance into the property you are greeted with this spectacular entrance hall that benefits from vaulted ceilings with three Velux windows, spiral staircase to the first floor and two modern radiators. There are two areas of built in storage, composite external door, ceiling down lights and porcelain floor tiles.

#### **LIVING ROOM**

*4.62m (15' 2") x 5.21m (17' 1")*

The living room is at the front of the property and benefits from UPVC triple glazed window, double radiator, four wall lights, marble fireplace with living gas flame fire. Some period features are visible in this room such as ceiling rose, ceiling coving and picture rail.

#### **BEDROOM 5**

*3.63m (11' 11") x 4.88m (16' 0")*

The fifth double bedroom is located at the rear of the property and benefits from UPVC window, radiator, wall lights and ceiling coving.

#### **BEDROOM 4**

*4.32m (14' 2") x 4.47m (14' 8")*

The fourth double bedroom is located at the front of the property and benefits from wood flooring, double radiator, picture rail, built in storage and triple glazed UPVC window.



#### **ENSUITE BATHROOM**

The ensuite bathroom has been fitted with a walk in shower, sink and LLWC. The walls are part tiled and there is also an extractor fan, ladder style rad and ceiling down lights.

#### **DINING ROOM**

*7.54m (24' 9") x 11'02"*

The dining room is an excellent size and is located at the rear of the property. The porcelain floor tiles continue within this room. There are four feature wall lights, two radiators and French doors opening out into the garden.

#### **FAMILY ROOM**

*4.85m (15' 11") x 3.43m (11' 3")*

The family room is located at the rear of the property and benefits from wood flooring, modern radiator two wall lights, ceiling coving, UPVC window and living flame wall hung fire.

#### **HALL**

The hall benefits from porcelain tiles, double radiator, ceiling down lights and stair case to the first floor and the basement.

#### **BATHROOM**

The ground floor bathroom is of a good size and has been fitted with a white suite comprising of walk in shower, vanity sink and LLWC. The walls and floor are tiled, there is also ceiling down lights and ladder style radiator.



### **BREAKFAST KITCHEN**

*5.74m (18' 10") x 3.40m (11' 2")*

The breakfast kitchen has been fitted with a range of wall and base units in black high gloss with coordinating work surface and island. An extractor fan, dishwasher and microwave are integral to the kitchen and space has been provided for a free standing American fridge and range cooker. The ceramic tiles continue within this room. Bi folding doors have been fitted and there is a UPVC window and sky lights providing additional natural light into this room.

### **UTILITY ROOM**

*1.90m (6' 3") x 5.36m (17' 7")*

The utility room is located in the basement and is accessed via stairs from the hall. The utility room has been fitted with base units with roll top work surface and stainless steel sink. Space has been supplied for free standing washing machine and dryer.

### **GYM**

*3.94m (12' 11") x 4.52m (14' 10")*

The gym is accessed via the utility area and benefits from ceiling down lights and double radiator with a change of air system.

### **POOL ROOM**

*5.38m (17' 8") x 4.09m (13' 5")*

The entertainment room is accessed from the gym and benefits from ceiling down lights and double radiator with a change of air system.



### **LANDING**

The landing provides access to the master bedroom and benefits from bespoke balustrade, two UPVC windows and ceiling down lights.

### **MASTER BEDROOM**

*6.38m (20' 11") x 3.53m (11' 7")*

The master bedroom is located at the rear of the property and benefits from Velux window to the rear, double radiator, raised dressing area, decorative glass panel and built in storage within the eaves.

### **ENSUITE BATHROOM**

The ensuite has been fitted with a white suite comprising of panelled bath, wall mounted sink, LLWC, bidet, and walk in shower. There is a Velux window, tiled floor, tiled walls, storage cupboard and extractor fan.

### **WALK IN WARDROBE**

The walk in wardrobe benefits from a double radiator.

### **SECOND LANDING**

The landing benefits from three Velux windows, six wall lights and a modern radiator.



### **BEDROOM 3**

*4.34m (14' 3") x 3.02m (9' 11")*

The third double bedroom is located at the front of the property and benefits from exposed beams, Velux window, double radiator, built in storage and ceiling down lights.

### **BEDROOM 2**

*4.34m (14' 3") x 3.02m (9' 11")*

The second double bedroom is located at the rear of the property and benefits from exposed beams, Velux window, double radiator, ceiling down lights and built in furniture.

### **BATHROOM**

The bathroom is ensuite to bedroom 2 but can also be accessed from the landing. It has been fitted with a white suite comprising of wall mounted sink, LLWC and shower cubicle. The walls and floor are tiled. There is a ladder style radiator, extractor fan and Velux window.

### **GARAGE**

*3.48m (11' 5") x 6.58m (21' 7")*

The garage is detached from the property and benefits from up and over door, door from the garden and offers additional storage space. There is also a basement to the garage that is easily accessible.

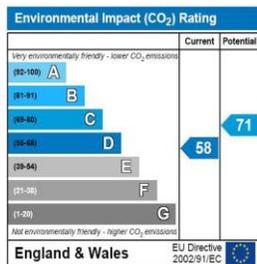
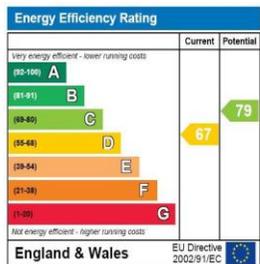


### **EXTERIOR**

The front of the property benefits from an enclosed garden with wrought iron gates, lawn and driveway for approximately 4 cars. The rear of the property benefits from a decorative stone paved area, good sized deck area, two areas of lawn surrounded by mature shrubs. There is also external lighting and two cold water taps.

### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances  
- All measurements are approximate.



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
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