



Woodlands Road, Stalybridge, SK15 2SG

HUNTERS[®]
EXCLUSIVE



Woodlands Road, Stalybridge, SK15 2SG

Hunters are delighted to bring to the market this spectacular detached property located on a popular estate in Stalybridge. The location of the property allows for easy access to neighbouring towns and cities via the excellent transport links. The property is also close to a selection of good local schools and country walks. In brief the property benefits from entrance hall, living room, dining room, kitchen, utility, four double bedrooms, three bathrooms, garage, driveway, front and rear gardens.





ENTRANCE HALL

4.95m (16' 3") x 4.04m (13' 3")

The spacious entrance hall benefits from solid wood flooring, bespoke staircase, storage cupboard, modern radiator, radiator, ceiling down lights and a composite door with full length frosted windows.

LIVING ROOM

5.46m (17' 11") x 4.14m (13' 7")

The open plan living area benefits from solid wood flooring, radiator, UPVC window, ceiling down lights and a wood burning stove.

DINING ROOM

3.30m (10' 10") x 2.97m (9' 9")

The dining room is accessed from the open plan living room or via the kitchen. Views of the rear garden can be enjoyed from the UPVC window. The good sized room benefits from solid wood flooring, radiator and ceiling cornice.

KITCHEN

5.36m (17' 7") x 3.86m (12' 8")

The kitchen has been fitted with a range of wall and base units in high gloss with granite worktops and a centre island. There are integral appliances such as fridge freezer, dishwasher, Bosch double oven, Bosch microwave, Bosch coffee maker, New five ring gas hob and extractor fan. There is also complimentary lighting in the kick plates and ceiling down lights. Access to the rear garden is via the glazed door. The floor is tiled and there is a radiator.



UTILITY ROOM

The utility room benefits from a range of fitted units and granite work top that is in keeping with the kitchen. Space has been provided for a free standing washing machine and dryer. The combination boiler is also located here.

BEDROOM 4

3.35m (11' 0")03 x 3.66m (12' 0")05

The fourth double bedroom is located at the front of the property on the ground floor. This room is currently used as a playroom and benefits from UPVC window, radiator, solid wood flooring, ceiling down lights and built in storage.

FAMILY BATHROOM

The family bathroom is located on the ground floor and is of a very generous size. The bathroom has been fitted with a white suite comprising of corner bath, pedestal sink, LLWC and walk in shower unit. The floor is tiled, the walls are part tiled, there is an extractor fan and ceiling down lights.

BEDROOM 3

3.10m (10' 2") x 3.68m (12' 1")

The third double bedroom is located at the rear of the property and benefits from solid wood floor, ceiling down lights, radiator and UPVC window providing views of the garden.

ENSUITE BATHROOM

The ensuite bathroom has been fitted with a white suite comprising of walk in



shower cubicle, LLWC and wall mounted sink. There are ceiling down lights, radiator and extractor fan.

LANDING

The landing benefits from bespoke handrail and balustrade, ceiling down lights and bespoke storage currently utilised as a wardrobe.

BEDROOM 2

3.51m (11' 6") x 4.57m (15' 0")

The second double bedroom is also located at the rear of the property on the first floor. This room also benefits from ceiling down lights and bespoke wardrobes and drawers that have been built into the room, allowing for maximum floor space. There is also storage access into the eaves of the property that can be accessed from here.

MASTER BEDROOM

3.58m (11' 9") x 4.85m (15' 11")

The master bedroom is located at the rear of the property on the first floor. The UPVC window provides excellent views of the spacious rear garden. Bespoke wardrobes have been built into the room allowing for a generous sized Master bedroom with ceiling down lights.

ENSUITE BATHROOM

The ensuite bathroom has been tastefully designed to make the best use of the space. Complete with bespoke storage areas and a modern white suite. The



suite comprises of bath, vanity sink, LLWC and shower cubicle. The walls are part tiled and the floor is tiled. There is a Velux window, storage access into the eaves, down lights and extractor fan.

GARAGE

The garage can be accessed from the double doors or via the rear door. It is currently used as a gym and has a radiator, electric sockets and lighting. There is also additional storage in the loft space above the garage.

EXTERIOR

The front of the property benefits from a sweeping driveway with room for approximately three cars, landscaped garden with well stocked borders, external lighting, lawn and decorative stone steps providing access into the property. The enclosed rear garden is very generous in size and includes two areas of lawn, mature shrubs and trees and a patio area.

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.



«Floorplan1»

«EpcGraph»

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

0161 870 1980 | Website: www.hunters-exclusive.co.uk

A Hunters Franchise owned and operated under licence by Alex Wilson Registered No: Sole Trader VAT Reg. No 987 7813 45
Registered Office: 122 Mottram Road, Stalybridge, SK15 2QU

HUNTERS[®]

EXCLUSIVE



HUNTERS[®]
EXCLUSIVE
EXCLUSIVE HOMES | EXCEPTIONAL SERVICE