



Quarry Clough, Stalybridge, SK15 2RJ

HUNTERS[®]
EXCLUSIVE



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Hunters are delighted to present this exclusive property which is well positioned in a well regarded area of Stalybridge. This superb three storey modern detached house with four double bedrooms and three reception rooms is ideal for growing families. A spacious family home which occupies a good sized plot with front, side and rear gardens and an integral garage and is within close proximity to good local amenities such as several well regarded schools, parks and transportation links. The property itself comprises of entrance hall, cloakroom, family room, lounge, dining room, kitchen, utility room, family bathroom and en-suit bathrooms in two of four double bedrooms.





GROUND FLOOR

ENTRANCE HALL

UPVC double glazed, providing access to all ground floor rooms. Wooden flooring throughout, alarm panel, power point and benefiting from a radiator. Access doors to downstairs WC, utility room, garage and family room.

BEDROOM

16"11" x 11"6"

UPVC double glazed window to front, radiator, TV point and access to en-suite bathroom room.

EN-SUITE BATHROOM

8"10" x 4"9"

Fitted with three-piece suite comprising of tiled shower cubical, pedestal sink, LLWC and double radiator. Access to door to boiler cupboard.

BOILER CUPBOARD

6"1" x 2"8"

Wall mounted gas boiler.



FAMILY ROOM

12"10" x 10"4"

Situated to the front of the property and featuring UPVC double glazing, radiator and TV point.

GROUND FLOOR WC

5"1" x 4"1"

Comprising of LLWC, wash basin, radiator and extractor fan.

UTILITY ROOM

6"10" x 4"9"

Comprising of base unit, stainless steel sink with mixer tap, plumbing for washing machine and space for dryer.

GARAGE

19"3" x 9"10"

Integral garage with electric door and internal light.



FIRST FLOOR

LOUNGE / LIVING ROOM

21'8" x 18"

Featuring UPVC Double glazing to the front, electric fireplace with feature surround, radiators, UPVC double doors to rear garden and double doors leading to dining room.

HALLWAY

UPVC double glazed window to rear and access to all first floor rooms.

DINING ROOM

11'3" x 10'4"

Double doors leading to kitchen and lounge, UPVC double glazed window to front and radiator.

KITCHEN

10'4" x 10'4"

A range of base units and cupboards providing extensive storage with under lighting, stainless steel sink unit and mixer tap. Integrated double oven, five ring gas hob, dishwasher and fridge freezer, tiled flooring, radiator and UPVC double glazed window to side.



SECOND FLOOR

LANDING

13'3" x 12'6"

Radiator and access to loft.

BEDROOM

15'4" x 13'1"

Fitted with a variety of wardrobes and drawers, UPVC double glazed window to front and access to en-suite bathroom.

EN-SUITE BATHROOM

7'7" x 4'11"

Fitted with three-piece suite comprising of tiled shower cubical, pedestal sink, LLWC and radiator.

BEDROOM

11'4" x 10'4"

UPVC double glazed window to front and radiator.

BEDROOM

10'4" x 10'4"

UPVC double glazed window to front and radiator.



BATHROOM

11"6" x 6"4"

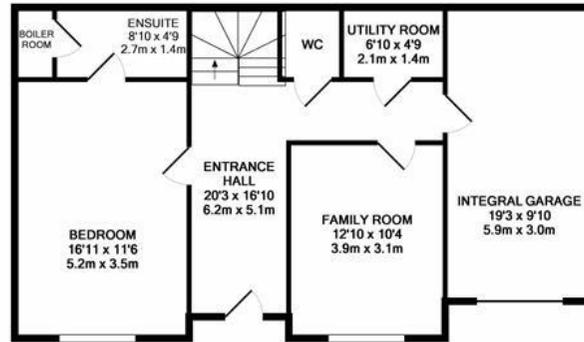
Fully tiled floors and walls, LLWC, pedestal sink, paneled bath with overhead shower and radiator.

EXTERNAL

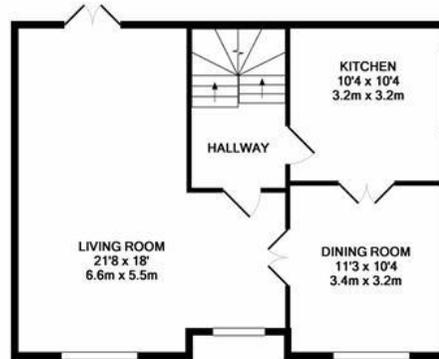
Situated within a generous plot the property is complimented with a drive on drive and consists of front, rear and side gardens.

DISCLAIMER

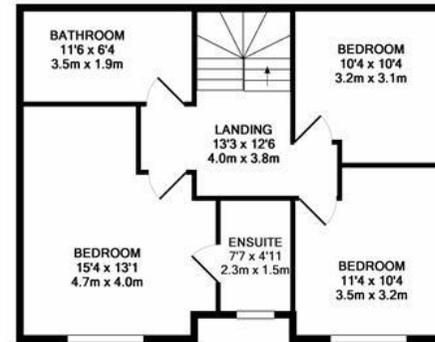
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



GROUND FLOOR

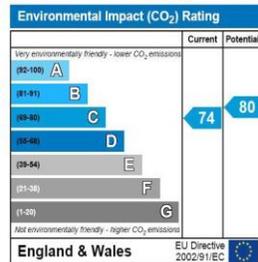
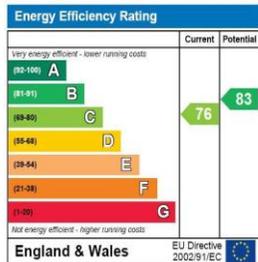


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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