



Acresbrook, Stalybridge SK15 2QT

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EXCLUSIVE







# Acresbrook, Stalybridge SK15 2QT

This immaculate detached house is now available for sale. Situated in a highly sought-after location of Acresbrook, this property's location is optimal with public transport links, nearby schools, and local amenities and Cheethams Park within easy reach.

The property showcases its sizeable nature with four spacious double bedrooms. The master bedroom is a highlight, boasting an en-suite bathroom and built-in wardrobes. The remaining three bedrooms are equally impressive, two of which come with built-in wardrobes, providing ample storage space.

The house features two reception rooms, both with large windows allowing natural light to flood in. One room is currently purposed as a home office, a perfect retreat for those who work from home. The second reception room is distinguished by its fireplace, adding a cozy and homely feel.

The kitchen is truly the heart of this home with an open-plan layout, an inviting kitchen island, a utility room, and a dedicated dining space. Bathed in natural light, this kitchen is a dream for those who enjoy cooking.

Extra features include a conservatory, a conveniently located downstairs W.C., and a private garden to the rear. The garden, in particular, is perfect for outdoor dining in the warmer months or simply enjoying the tranquillity of your own space.

A single garage and additional off-street parking make this house even more appealing. The large plot on which the house is situated also offers potential for extension or development, subject to necessary permissions.

In summary, this property offers an abundance of space, comfort, and functionality. Its unique features such as the fireplace and the private garden make it a family home with character and charm. If you are on the hunt for a home that ticks all the boxes, this well-maintained property is definitely worth considering.





#### **ENTRANCE HALL**

The entrance hall benefits from a Roc door, carpet, radiator and staircase to the second floor. The entrance hall also provides access to the study at the front of the property, downstairs WC, utility and there is also a staircase that provides access to the garage.

#### **LIVING ROOM**

12'1" x 17'2"

#### **DINING ROOM**

9'1" x 12'1"

#### **KITCHEN**

10'10" x 13'2"

#### **CONSERVATORY**

11'5" x 10'5"

#### **UTILITY ROOM**

#### **STUDY**

8'3" x 11'9"

#### **MASTER BEDROOM**

12'4" x 14'2"



#### **ENSUITE BATHROOM**

#### **BEDROOM 2**

10'0" x 13'5"

#### **BEDROOM 3**

9'1" x 12'5"

#### **BEDROOM 4**

9'1" x 13'1"

#### **FAMILY BATHROOM**

#### **GARAGE**

12'1" x 17'5"







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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Acresbrook, Stalybridge, SK15

Approximate Area = 1849 sq ft / 172 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2020. Produced for Hunters Property Group. REF: 635727

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	
England & Wales		
EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stalybridge & Tameside -  
0161 870 1980 <https://www.hunters.com>

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