



14 Quarry Clough, Stalybridge, SK15 2RW

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EXCLUSIVE

# 14 Quarry Clough, Stalybridge, SK15 2RW

Asking Price £550,000

This immaculate three-bedroom detached house is for sale in Stalybridge, offering well-presented accommodation, generous outdoor space and convenient access to local amenities and transport links.

The heart of the home is an impressive open-plan kitchen/lounge, recently refurbished and designed for both everyday living and entertaining. The kitchen features a central island with breakfast area and built-in appliances, providing a practical and modern workspace. Large windows to the open-plan reception area bring in plenty of natural light, and a fireplace creates a focal point for the living space.

There are three bedrooms: two doubles and one single. The main double bedroom benefits from direct access to a conservatory, adding flexible space that could serve as a quiet seating area or garden room. The fully modernised bathroom includes a rain shower and heated towel rail.

Externally, the property offers a very large driveway with ample parking and a double garage. Large mature gardens provide attractive outdoor space, well suited to families or those who enjoy gardening and outdoor relaxation.

The house is well placed for nearby schools and local amenities in Stalybridge, including shops, cafés and everyday services. Cheetham's Park is close by, offering green space, walking routes and play areas.

Stalybridge railway station provides regular services to Manchester Piccadilly, with typical journey times of around 15-20 minutes, as well as links towards Huddersfield and Leeds. Local bus routes further enhance connectivity to neighbouring towns and Manchester city centre. Road links via the A6018 and nearby M60 provide straightforward access across Greater Manchester and beyond.

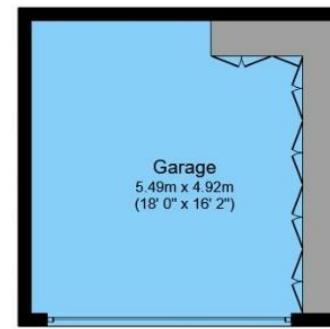
The property has an EPC rating of D. This detached house presents a well-finished home in a sought-after Stalybridge location, combining modern open-plan living with substantial parking and gardens.

Leasehold - TBC

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## Floor Plan



## Garage

Total floor area 121.3 sq.m. (1,306 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			

**Kitchen/Lounge**

25'8 x 22'6

**Bedroom 1**

11'7 x 10'11

**Bedroom 2**

32'9" x 36'1" x 29'6" x 13'1"

**Bedroom 3**

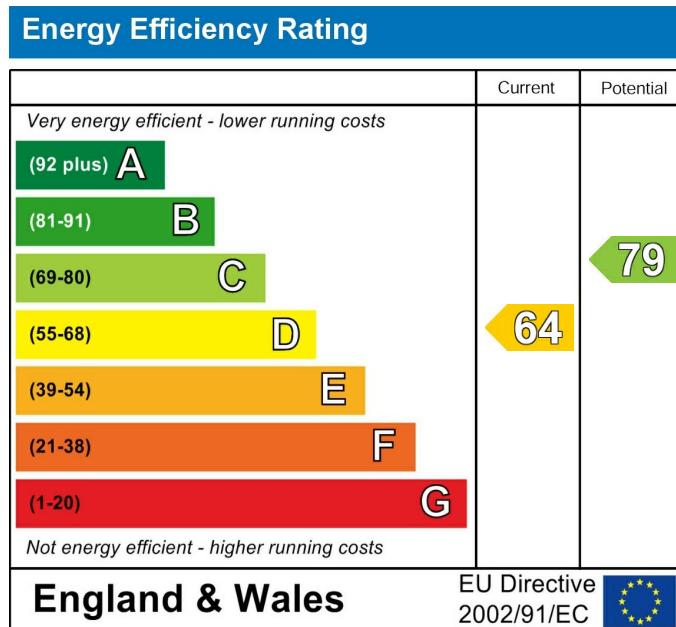
11'11 x 9'4

**Conservatory**

10'7 x 6'10

**Garage**

18'0 x 16'2



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.











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