

# HUNTERS®

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## Holly Close

Stalybridge, SK15 2AN

£460,000



Hunters Exclusive are delighted to offer for sale this immaculately presented 5 bedroom detached family home. Conveniently located off Mottram Road in Stalybridge, close to local amenities including shops, Cheethams Park and excellent transport links this home has been finished to an extremely high standard and offers modern, stylish accommodation. Viewing is highly recommended.

Briefly comprising entrance hall, snug, lounge, kitchen/diner, utility, WC and store room to the ground floor, whilst to the first floor there is a Master bedroom with En-suite, plus four further good sized bedrooms and a family bathroom. Externally property benefits from a driveway and garden to the front, with a low maintenance rear garden mainly laid with patio and artificial lawn.



Entrance Hall 6'6" x 17'1" (1.98 x 5.21)  
Amtico flooring, stairs leading to first floor, under-stairs storage.

Lounge 11'0" x 17'1" (3.35 x 5.21)  
Double glazed window to front, radiator, media wall with feature built in fireplace door to hallway:

Snug 9'3" x 11'4" (2.82 x 3.45)  
Double glazed window to front, radiator, Amtico flooring, spotlights to ceiling, door to hallway.

Kitchen/Diner 22'4" x 9'11" (6.81 x 3.02)  
With open plan aspect from lounge, fitted with a matching range of white gloss base and eye level units with stained oak worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, built-in integrated fridge/freezer, integrated dishwasher, integrated electric double oven, gas hob with extractor hood over, double glazed window to rear, Amtico flooring, spotlights to ceiling, double doors leading out to rear garden, door to utility:

Utility Room 5'3" x 9'10" (1.6 x 3)  
Fitted with white gloss base units with stained oak worktop space over. Amtico flooring, space for washing machine and dryer, door to rear garden.

WC  
Fitted with white low level WC and sink, radiator.

Bedroom One 9'10" x 15'10" (3 x 4.83)  
Double glazed window to front elevation, fitted wardrobes with mirrored sliding doors, door to En-suite.

En-Suite 6'6" x 5'6" (1.98 x 1.68)  
Fitted with three piece suite comprising shower cubicle with rainfall shower head and separate shower head attachment, sink and low level wc, amtico flooring, double glazed window to front, heated towel rail, spotlights to ceiling.

Bedroom Two 11'4" x 9'10" (3.45 x 3)  
Double glazed window to front, fitted carpe

Bathroom  
Fitted with three piece suite comprising paneled bath, hand wash basin and WC, window to side, amtico flooring, spotlights to ceiling, heated towel rail.

Bedroom three 10'0" x 9'1" (3.05 x 2.77)  
Double glazed window to rear, fitted carpet.

Bedroom 9'10" x 11'2" (3 x 3.4)  
Double glazed window to rear, fitted carpet.

Bedroom Five 7'6" x 9'1" (2.29 x 2.77)  
Double glazed window to rear, fitted carpet.

Outdoor Space  
To the front of the property boasts driveway, with garden laid to lawn with well established planting.  
To the rear of the property there is a low maintenance garden with a patio area, plus an area laid with artificial lawn, with sleeper borders planted with shrubs and plants with added bin store.

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.  
**THINKING OF SELLING?** 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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## Area Map



## Floor Plans



## Energy Efficiency Graph

