



Acresbrook

Stalybridge, SK15 2QT

£615,000



Hunters are excited to bring to the sales market this spectacular detached property. The four double bedroom home is located on an exclusive cul-de-sac that is popular with families and professionals alike. Excellent amenities are close by such as Gym etc, tennis club and Cheethams Park to name but a few. In brief the property offers entrance hall, cloakroom, living room, sitting room, breakfast/kitchen, dining room, , four double bedrooms, 2 with en-suite, family bathroom, double garage, driveway and landscaped rear garden.



Entrance Hall 0'0" x 0'0" (0 x 0)

Spacious entrance hall leading to downstairs WC, Lounge, Kitchen/Diner, Dining Room and Sitting room, Karndean flooring and open stairs leading to first floor, which benefits from added shoe storage.

Lounge 12'10" x 19'8" (3.9 x 5.99)

Off the Entrance hall, Double glass panel doors to lounge comprising feature fireplace with marble hearth and gas burner. uPVC window to the front and uPVC French doors opening to decked seating area.

Dining Room 12'11" x 11'10" (3.94 x 3.6)

With uPVC window and door leading to kitchen.

Kitchen 30'1" x 48'11" (9.17 x 14.92)

Fitted with wall & base units, breakfast bar all with Italian marble worktops. Under counter integrated fridge/freezer, integrated dishwasher, Neff double oven & grill, microwave and 1 & 1/4 sink with added filtered water tap. Karndean flooring and doors leading to Dining room and Utility. uPVC window overlooking the garden with French doors to decked garden area.

Utility Room 5'2" x 6'6" (1.57 x 1.98)

From the Kitchen with back door to garden, fitted with marble worktops, plumbing for washing machine, high gloss units and single sink.

Sitting room 12'11" x 10'5" (3.94 x 3.17)

uPVC bay window to the front of the property adding a light spacious area to relax.

Landing 0'0" x 0'0" (0 x 0)

Loft access, airing cupboard and added storage within the eaves.

Bedroom One 13'0" x 13'0" (3.97 x 3.96)

The Master bedroom with fitted wardrobes and en-suite.

En-Suite 0'0" x 0'0" (0 x 0)

Fully tiled wet room comprising power shower, Oak vanity unit with wash basin, Laufen toilet, heated toilet rail, uPVC window.

Bedroom Two 8'11" x 14'8" (2.71 x 4.46)

Situate to the front of the property with uPVC windows and En-suite.

En-Suite. 0'0" x 0'0" (0 x 0)

Fully tiled En-suite with Victorian style floor and wall tiles, power shower and cubicle, wash basin including vanity unit and Vilroy Boch toilet, uPVC window.

Bedroom Three 9'11" x 14'9" (3.03 x 4.5)

uPVC window overlooking rear garden.

Bedroom Four 10'4" x 9'11" (3.14 x 3.02)

uPVC window overlooking rear garden.

Bathroom 6'6" x 8'3" (1.97 x 2.52)

Fully tiled with 4 piece white bathroom suite, Power shower with cubicle, wash basin with vanity under, LLWC and Bath with handheld shower attachment, heated towel rail and uPVC window.

Outdoor Space 0'0" x 0'0" (0 x 0)

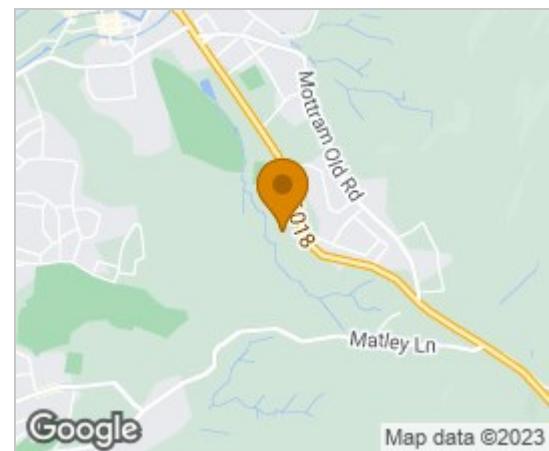
Externally the property boasts parking for multiple vehicles, double garage and landscaped area with mature shrubs.

To the rear is a large landscaped garden with lawned area, 3 separate decked seating areas, mature flower beds and water feature.

Garage

Double garage with electrics.

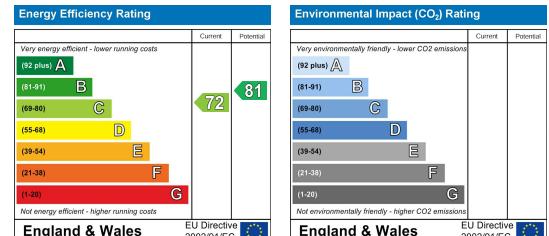
Area Map



Floor Plans



Energy Efficiency Graph



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.