



**Mottram Old Road
Stalybridge
Greater Manchester
SK15 2TF**

Offers in Excess of £780,000

bettermove

Mottram Old Road Stalybridge

Bettermove are proud to present this impressive Grade II Listed 5 bedroom detached house in the sought after area of Stalybridge.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway and double garage. The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen and bar on the ground floor. The basement has a separate utility room, convenient WC and additional storage space. The first floor consists of 3 bedrooms, dressing room, the family bathroom and a Jack and Jilly style Ensuite bathroom. The second floor has two further bedrooms with ensuite bathrooms each. The exterior boasts a private landscaped rear garden, perfect for enjoying the summer months.

Located in the popular town of Stalybridge, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Stalybridge Train Station, the M67 and many local bus routes.

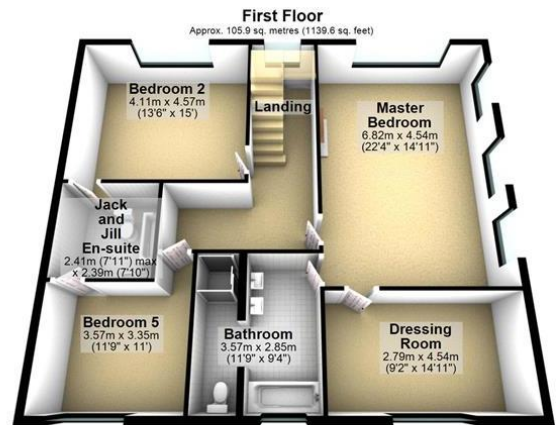
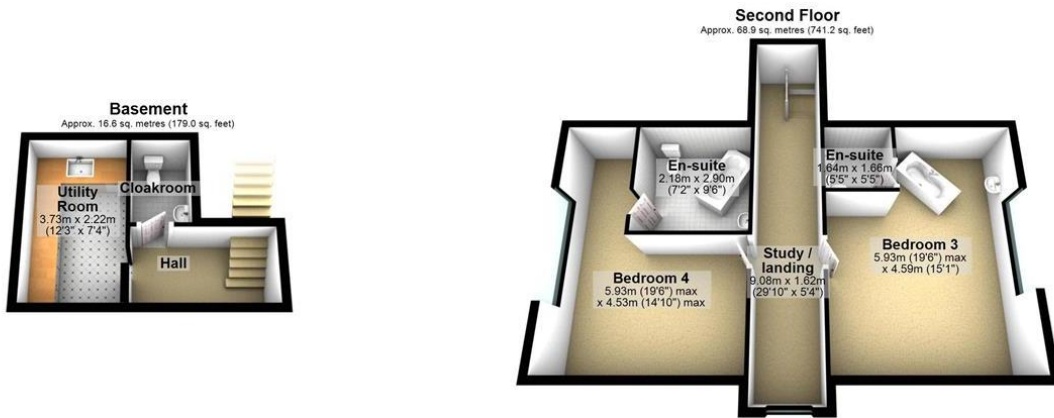
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total area: approx. 342.2 sq. metres (3683.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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