



Acresbrook, Stalybridge



Acresbrook

Stalybridge

Welcome to this beautifully presented detached house offering the perfect blend of modern comfort and timeless elegance. With four spacious bedrooms, three stylish bathrooms, and three generous reception rooms, this home is thoughtfully designed for both family living and entertaining.

Set on a desirable corner plot, the property greets you with a landscaped front garden, attractive brickwork, and a charming entrance adorned with topiary plants and decorative glass-panelled front door. A large driveway and integrated garage provide ample off-road parking, ensuring convenience and security from the moment you arrive.

Step inside to discover light-filled living spaces that exude warmth and sophistication.

The inviting living room is anchored by an elegant fireplace and large windows that flood the space with natural light.

The open-plan design seamlessly connects the living and dining areas, creating an airy flow ideal for gatherings or cosy nights in.

The dining room has space for a family sized table and chairs and could easily be used as a playroom for those with younger children.









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The heart of the home is the impressive modern kitchen, where integrated appliances, a bold red splashback, and sleek under-cabinet lighting come together in a contemporary yet welcoming space.

A spacious kitchen island provides extra workspace and casual seating, perfect for morning coffee or family chats.

Open the French doors into the conservatory and enjoy breakfast while overlooking the stunning landscaped garden.

The adjacent utility room is equally functional, with modern appliances, ample storage, and direct access to the garden, making every-day tasks a breeze.



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Each bedroom is designed to be a personal sanctuary. The principal bedroom is impressively spacious, featuring a built-in vanity area and large windows dressed in elegant curtains. The ensuite is a private sanctuary with modern fittings, a relaxing space to enjoy in the mornings.

Three further bedrooms offer plush carpeting and ample built-in storage, all enhanced by neutral palettes and tasteful decor. Large windows in every room let in an abundance of natural light, creating a calm and relaxing atmosphere ideal for restful nights and peaceful mornings.

The family bathroom has been stylishly updated, featuring modern tiling, heated towel rail, and sleek fixtures. It features a bath-tub with integrated shower and marble-effect tiles, and includes an elegant vanity unit with generous storage space.

For those working from home, the house provides a home office setup on the ground floor, bathed in natural light with space for a sleek desk and comfortable chair. This versatile spaces offer the perfect environment for productivity or creative pursuits.





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A beautifully landscaped, sun-filled garden wraps gracefully around the detached property, creating a series of inviting outdoor spaces designed for both relaxation and entertaining.

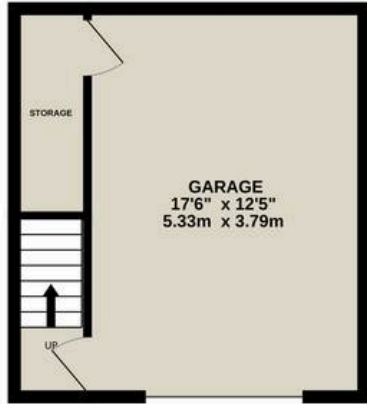
Well-maintained lawns provide plenty of room for recreation, while thoughtfully positioned patios offer ideal settings for al fresco dining, morning coffee, or unwinding in the afternoon and evening sun.

Mature shrubs, established planting, and carefully arranged borders add year-round colour, texture, and interest, enhancing the sense of tranquillity throughout the garden.

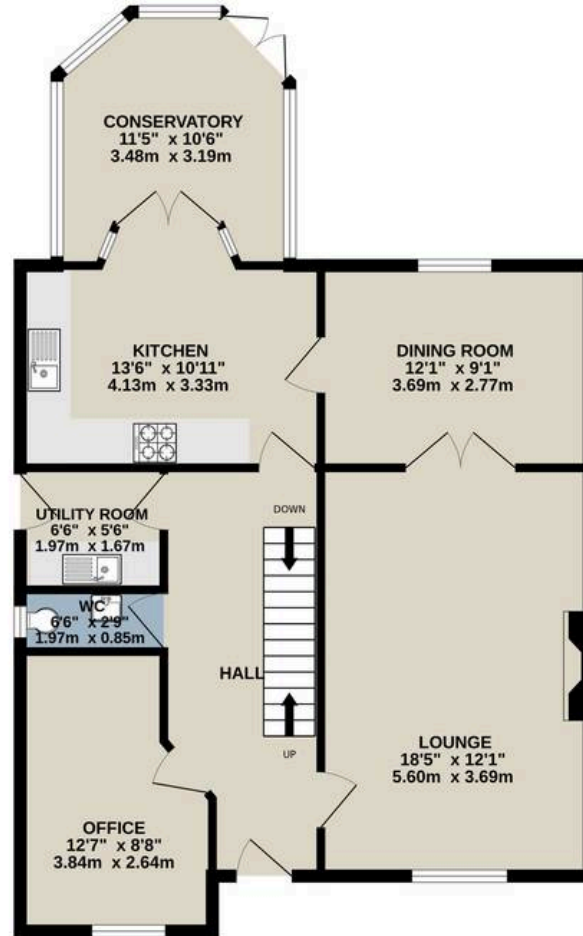
The surrounding greenery creates a high degree of privacy, making the outdoor space feel peaceful and secluded while still enjoying an open, light-filled aspect. Designed to complement the home, the garden offers an attractive balance of practical family space and elegant outdoor living.



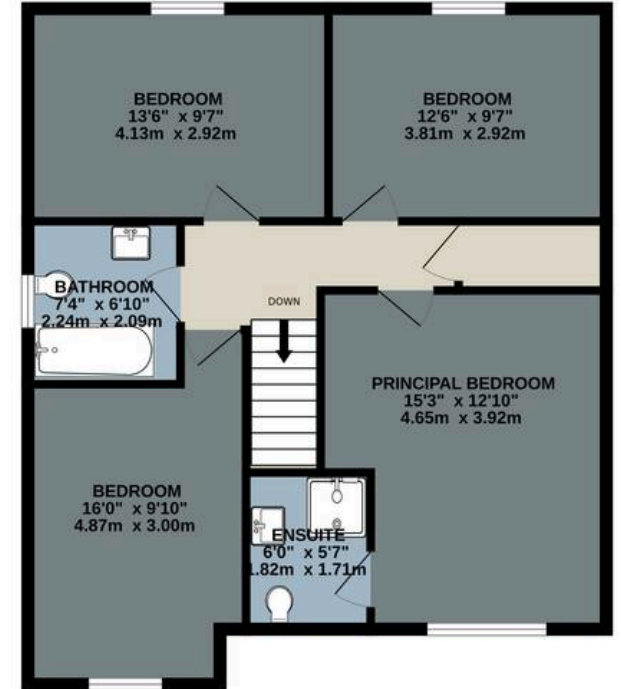
BASEMENT
275 sq.ft. (25.6 sq.m.) approx.



GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Stalybridge has a bustling town centre with excellent transport links to Manchester and Yorkshire. The Huddersfield Narrow Canal is perfect for walks with friends. If you are feeling more adventures the Pennine Moors are close at hand offering varied walking opportunities. Cheetham Park lies just a few minutes' walk from the property and Stalybridge Country Park lies just over a mile away, with its four reservoirs and Cowbury Dale and adjoining land at Carrbrook. There is a large Tesco within walking distance for the weekly shop and plenty of cafes and bars to enjoy.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extensive landscaped garden
- Private driveway with off-road parking
- Detached property with integrated garage
- Modern kitchen with island and integrated appliances
- Conservatory with direct garden access
- Open plan living and dining areas
- Multiple outdoor seating and patio areas
- Modern bathrooms with walk-in shower and heated towel rails
- Fireplace in spacious living room
- Home office with abundant natural light





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