



## 57 Demesne Drive, Stalybridge, SK15 2PG

**£190,000**

A Wilson Estates are delighted to bring the market his former bakers house.

The larger than average semi detached property has a spacious layout and offers a lovely freshly decorated and ready to move into family home.

Once inside you will find an entrance hallway, a fantastic sized lounge, a separate dining room, a modern fitted breakfast kitchen PLUS a utility room.

Upstairs are three double bedrooms and a four piece family bathroom. Outside is an enclosed garden to the rear and further garden areas to the side and front.

The area offers local amenities from the local fish and chip shop, bakery, convenience store plus a short stroll into Stalybridge Town Centre offers further amenities from independent butchers, greengrocers, coffee shops and eateries plus larger brand name stores and supermarkets.

Those with children of a school age can utilise several local schools including Wild Bank, Gorse Hall, St Peters to name a few.

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## Entrance Hallway

Stairs rising to the first floor, doors to lounge & dining room.

## Lounge

20'3 x 10'4 (6.17m x 3.15m)

Windows to the front & side elevations. Door into the dining kitchen. This is a great sized room.

## Dining Room

11'10 x 9'9 (3.61m x 2.97m)

Window to the side elevation. Door into the breakfast kitchen.

## Breakfast Kitchen

12'10 x 7'10 (3.91m x 2.39m)

Window to the rear elevation. Door into the utility room, useful understairs storage cupboard.. Fitted with a comprehensive range of floor and wall mounted units, with coordinating work surfaces over along with matching breakfast bar. Built in electric oven, hob & extractor fan above, stainless steel sink unit with mixer tap.

## Utility Room

9 x 4'8 (2.74m x 1.42m)

Worksurface, with space underneath for appliances. Wall mounted gas central heating boiler, back door out to the garden.

## Stairs & Landing

Doors to all rooms.

## Bedroom One

14'1 x 10'4 (4.29m x 3.15m)

Windows to side & front elevations.

## Bedroom Two

13'6 x 5'10 (4.11m x 1.78m)

Window to the front elevation.

## Bedroom Three

11'10 x 10 (3.61m x 3.05m)

Window to the side elevation.

## Family Bathroom

9'10 x 7'11 (3.00m x 2.41m)

Opaque window, suite comprising of a panel bath, enclosed shower cubicle, low level w.c and hand wash basin. Part tiled walls, heated towel rail.

## Externally

There are gardens to the front, side and rear.

## Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band:



