



## 15 Arnfield Court, Stalybridge, SK15 3FQ

**Offers Over £250,000**

Welcome to Arnfield Court - a three bedroom family home located on a popular estate in Stalybridge. Built in 2015 by Persimmon Homes, this property boasts well thought out living accommodation set over three floors.

As you step inside you will find an entrance vestibule, opening up into a lounge. The modern kitchen/diner is a focal point of the house, offering a lovely space to enjoy mealtimes with family and friends, and features double doors opening out onto the rear garden. A handy cloakroom completes the ground floor living space.

As you ascend to the first floor you will find two double bedrooms and a family bathroom, whilst to the second floor there is a fantastic sized double bedroom which could be used as the primary or would make the perfect hideaway for a teenager wanting their own space.

Externally the property benefits from off road parking for two vehicles to the front, whilst to the rear is one of the highlights of this property - a west-facing rear garden, where you can take advantage of the afternoon sun and enjoy al fresco dining during the warmer months.

# 15 Arnfield Court

, Stalybridge, SK15 3FQ

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## Entrance Vestibule

Door to:

## Lounge

14'9" x 11'9" (4.50m x 3.58m)

Double glazed window to front. Radiator. Ceiling light. door to:

## Hall

Stairs leading to first floor. Door to:

## WC

3'5" x 4'4" (1.04m x 1.32m)

Fitted with low level flush w.c. and hand wash basin. Radiator. Ceiling light.

## Kitchen/Diner

8'10" x 11'9" (2.69m x 3.58m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap. Built in electric oven with four ring gas hob and extractor hood over, integrated dishwasher. Radiator. Ceiling light. Double patio doors leading to rear garden.

## Stairs & Landing

Stairs leading to second floor. Loft fully boarded with light and power, access via fitted loft ladders.

## Bedroom 1

12'10" x 11'9" (3.90m x 3.58m)

Two double glazed windows to front. Radiator. Ceiling light with remote controlled fan.

## Bedroom 3

7'9" x 11'9" (2.37m x 3.58m)

Double glazed window to rear. Radiator. Ceiling light.

## Bathroom

Fitted with three piece suite comprising panelled bath with glass shower screen and mains fed shower over, low level flush w.c. and hand wash basin.. Ceiling light,

## Bedroom 2

19'9" x 8'9" (6.03m x 2.66m)

Two velux windows to front, single velux window to rear. Ceiling light. Storage cupboard with rails for hanging. Access to the loft that has ladder access, is boarded with light & power.

## Externally

To the front of the property there is off road driveway parking for two vehicles. To the rear of the property there is a west facing garden with decked area, patio area and lawned area. Well established planted borders. Two custom built garden sheds, one with pergola. Rear tap.

## Additional Information

Tenure: Leasehold - 999 year lease, 990 years remaining. Ground rent £150 per annum

EPC Rating: C

Council Tax Band: C





### Ground Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



### First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



### Second Floor

Approx. 21.6 sq. metres (232.5 sq. feet)



Total area: approx. 83.7 sq. metres (900.8 sq. feet)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	80	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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