



## 4 Arnfield Court, Stalybridge, SK15 3FQ

**£280,000**

A Wilson Estates are delighted to bring to the market this three bedroom semi-detached property, thoughtfully renovated to give a fantastic sized open plan floorplan. Ideal for the growing family and excellent for entertaining.

You are welcomed in through the entrance hallway, the garage has been converted to make a home office, what would you use this space for? Maybe a family room for the children, or a study for older children?

The lounge has been opened up to flow seamlessly with the dining area and kitchen. There is a downstairs w.c, all of this ensure families of all sizes can enjoy this lovely home.

Upstairs are three double bedrooms, the master having an en-suite shower room, and a modern family bathroom.

Outside there is driveway parking for two vehicles, a lawn area to front and side, whilst around to the rear is a pleasant enclosed garden that has the benefit of far reaching

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## Entrance Hallway

Front door, door into the home office, and door into the lounge.

## Home Office

15.8 x 7.10 (4.57m.2.44m x 2.13m.3.05m)  
Window to the front elevation.

## Open Plan Lounge, Dining & Kitchen

24.4 max x 18'11 max (7.32m.1.22m max x 5.77m max)

This fabulous space makes family life that bit easier. With a lounge area being a cosy spot for a movie night, the dining area opens up out onto the garden and is open to the kitchen. This is the heart of this home. The kitchen area is fitted with a range of floor and wall mounted units with coordinating work surfaces over, one and a half bowl stainless steel sink unit with mixer tap, integrated electric oven with gas hob and extractor fan above. Space for fridge freezer, plumbing for washing machine and dishwasher.

## Downstairs W.C

Low level W.C and hand wash basin.

## Stairs & Landing

Turning staircase rising to the first floor. Doors to all bedrooms and family bathroom. Useful large built in storage cupboard, access to the loft is via a ladder and is boarded with lighting.

## Master Bedroom

13.11 x 10 max (3.96m.3.35m x 3.05m max)  
Two windows to the front elevation, built in wardrobes, door into the en-suite.

## En-Suite Shower Room

Opaque window to the front elevation, suite comprising of an enclosed shower cubicle with mains fed shower, low level w.c and hand wash basin.

## Bedroom Two

11.2 x 8.9 (3.35m.0.61m x 2.44m.2.74m)  
Window to the rear elevation with far reaching views. Built in wardrobes.

## Bedroom Three

9.11 x 7.11 (2.74m.3.35m x 2.13m.3.35m)  
Window to the rear elevation with far reaching views.

## Family Bathroom

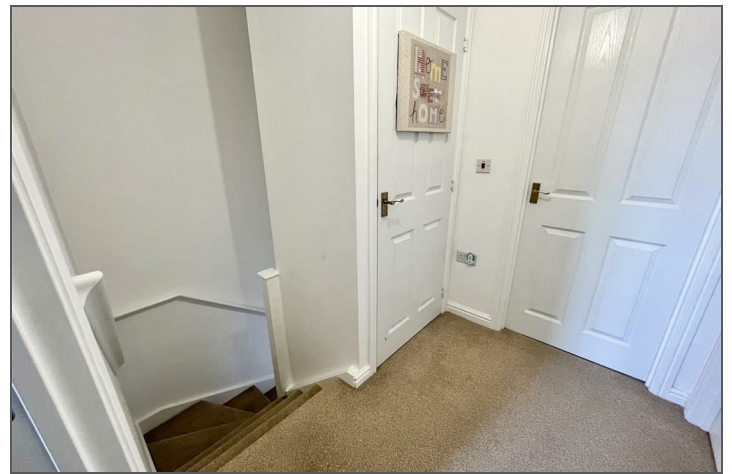
Opaque window to the side elevation. White suite comprising of a panelled bath with electric shower over and glass screen, low level w.c and hand wash basin.

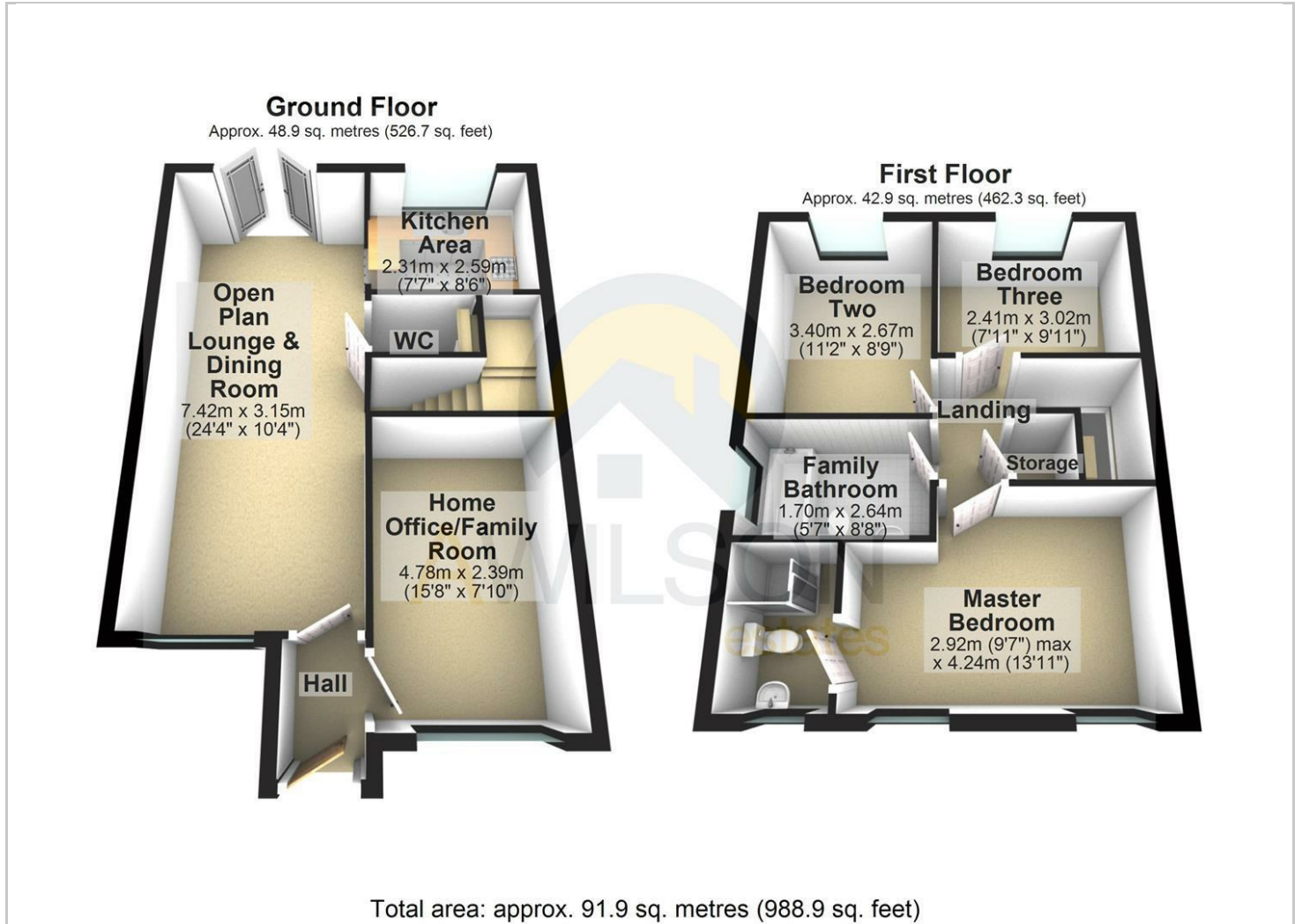
## Externally

The front of the property is approached via a double driveway, there is a lawn and further space to the side which provides a useful space to store the bins. A timber gate takes you through to the enclosed rear garden that has been laid with a low maintenance artificial lawn, there are two patio areas a water tap and outside security light.

## Additional Information

Tenure: Leasehold  
EPC Rating: C  
Council Tax Band: C





## 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
(92 plus) A			91
(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
(92 plus) A			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com