



16 Stoneyfield, Stalybridge, SK15 1HE

Offers Over £225,000

Tucked away at the head of a cul-de-sac you will find Stoneyfield - an extended semi-detached property which has been owned by the same family for 62 years and is now looking for its new owners having been lovingly updated by the current owner over the years. Perfect for a growing family this home offers off road parking plus gardens front and rear.

In brief the property comprises of an entrance vestibule leading to a bay fronted lounge with sliding doors opening into the dining room. The dining room features a patio door leading out to the rear garden, and benefits from an open plan layout with the kitchen. The kitchen has been extended over the years and is a great space for whipping up family meals, with an "L" shaped layout, the kitchen also leads you round to the conservatory - a little suntrap at the front of the house which would be perfect as a hobby room or maybe a childrens playroom!

Ascending to the first floor you will find two double bedrooms and a further bedroom, plus a great sized four piece family bathroom complete with corner bath and separate shower cubicle. Externally the property benefits from driveway parking to the front, plus well tended gardens front and rear,

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Entrance Vestibule

Double glazed window to side. Stairs rising to first floor. Radiator. Door to:

Lounge

15'11" x 12'11" (4.85m x 3.94m)

Double glazed bay window to front elevation. Feature fireplace with inset gas fire. Radiator. Ceiling light. Part glazed sliding doors leading to:

Dining Room

10'3" x 7'10" (3.12m x 2.39m)

Double glazed window to rear. Patio door leading to rear garden. Ceiling light. Radiator. Open plan to:

Kitchen

16'1" x 13'4" (4.90m x 4.06m)

Fitted with a matching range of base and eye level units with worktop space over. 1+1/2 bowl stainless steel sink. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Built-in electric oven. Four ring electric hob with extractor hood over. Boiler cupboard housing Worcester boiler. Double glazed window to side elevation. Double glazed window to rear elevation. Door leading to:

Conservatory

Double glazed windows. Slim fit double patio doors leading out to front garden. Ceiling light. Wall lights.

Bedroom 1

12'10" x 9'4" (3.91m x 2.84m)

Double glazed window to front elevation. Fitted wardrobes. Radiator. Ceiling light.

Bedroom 2

11'0" x 9'4" (3.35m x 2.84m)

Double glazed window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

Bedroom 3

7'0" x 6'9" (2.13m x 2.06m)

Double glazed window to front elevation. Fitted wardrobes. Radiator. Ceiling light.

Bathroom

Fitted with white four piece suite comprising of corner bath with hand held shower attachment, freestanding shower cubicle, hand wash basin and wc. Fully tiled walls. Panelled ceiling with spotlights. Heated towel rail. Double glazed window to rear elevation.

Landing

Double glazed window to side elevation. Loft hatch. Door to.

Externally

Driveway parking for one vehicle to front. Well stocked front garden with patio areas and garden shed. Private enclosed garden to rear.

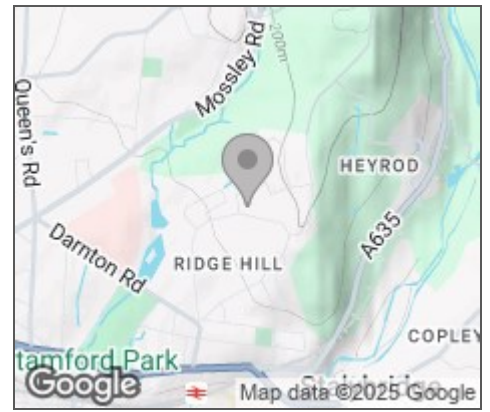
Additional Information

Tenure: Freehold

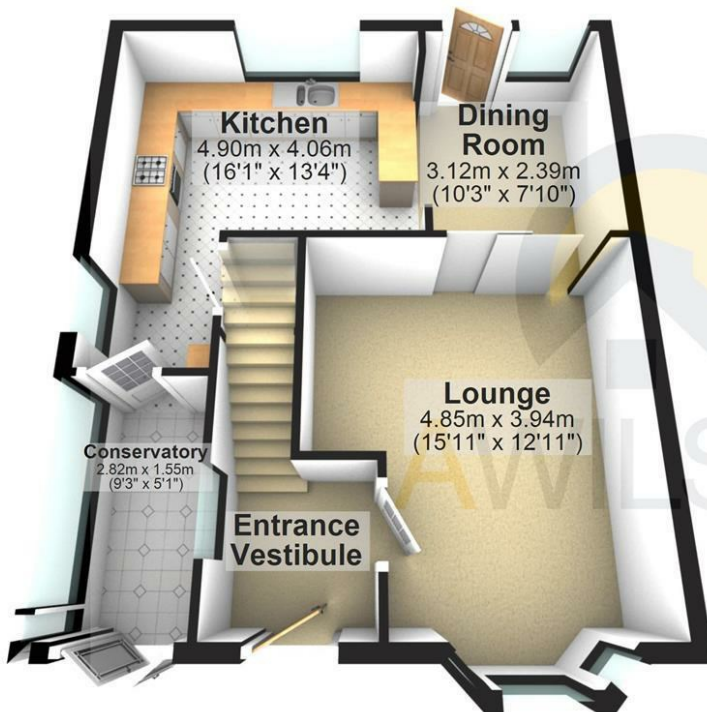
EPC Rating: D

Council Tax Band: C

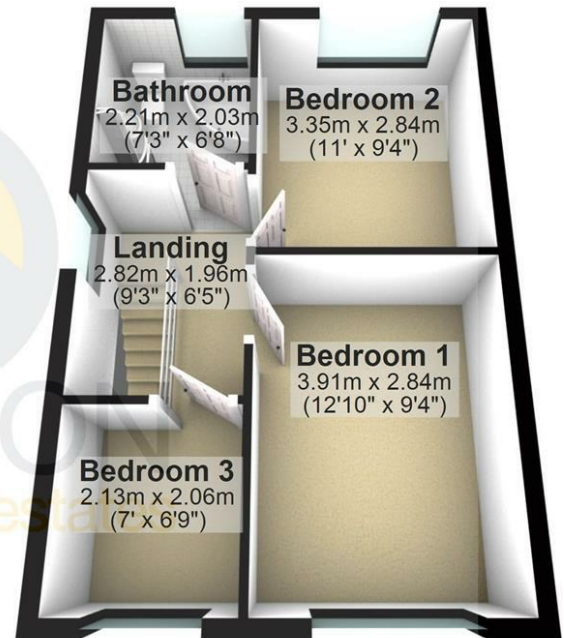




Ground Floor



First Floor



Total area: approx. 89.2 sq. metres (960.1 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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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