



112 Stocks Lane, Stalybridge, SK15 2TQ

£380,000

If you are familiar with Stalybridge, the chances are that this beautiful 1930s semi detached home on Stocks Lane has caught your eye, and A Wilson Estates are delighted to now offer it for sale. Beautifully maintained and ready for its next chapter, the home offers an extended ground floor, a stunning south west facing garden, and potential to extend the first floor in the future (subject to planning), making it a home that can grow with you.

As you approach you will find a double driveway providing off road parking for two cars, leading to the garage, with a neatly lawned front garden adding to the kerb appeal. Step inside and you're welcomed by a bright hallway with stairs to the first floor. At the front, the lounge is filled with character, featuring a gorgeous bay window, whilst to the rear is the heart of the home: a 27 foot extended living space combining kitchen, dining, and lounge areas, ideal for family life and entertaining. Double doors open straight out to the garden, perfect for summer gatherings. There's also a handy downstairs WC just off the kitchen, plus internal access to the garage.

Upstairs, the master bedroom is bright and relaxing, with fitted wardrobes and a box bay window overlooking the garden. The second bedroom is another spacious double with a bay window and fitted wardrobes, whilst the third bedroom works well as a single room, nursery, or home office. The family bathroom is modern and stylish with a four piece suite.

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Property Comprises Of:

Entrance Hall

A bright entrance hallway with staircase leading to first floor, decorative wall panelling, access to under stairs storage cupboard, plus door to:

Lounge

10'10" x 12'5" (3.30m x 3.78m)

Bow window to front elevation with plantation style shutters. Feature gas fireplace. Radiator. Ceiling light.

Open Plan Living/Dining/Kitchen

11'11" x 27'5" (3.63m x 8.36m)

A fantastic open plan living space ideal for modern family life. Kitchen area fitted with matching range of base and eye level units with coordinating worktops over. Built in electric oven with four ring hob and extractor hood over. Integrated dishwasher. Space for fridge freezer in recess under stairs. Composite sink with drainer and mixer tap. Door to WC. Door providing internal access to garage. Two windows to rear elevation. Lounge area features fireplace with inset gas fire. Radiator. Double doors leading to rear garden.

WC

Window to side elevation. WC and hand wash basin. Vertical radiator.

Garage

Wall mounted boiler. Plumbed for washing machine. Window to side elevation, Fitted with light and power. Up and over door to front elevation.

Stairs and Landing

Window to side elevation. Doors to all bedrooms and bathroom.

Master Bedroom

13'11" x 11'5" (4.25m x 3.48m)

Box bay window to rear elevation with plantation style shutters.. Range of fitted wardrobes with sliding doors. Ceiling light. Radiator.

Bedroom Two

11'11" x 11'5" (3.63m x 3.48m)

Bow window to front elevation with plantation style shutters. Fitted wardrobes. Radiator. Ceiling light.

Bedroom Three

7'6" x 6'11" (2.29m x 2.11m)

Window to front elevation. Ceiling light. Radiator.

Bathroom

Window to rear elevation. Fitted with four piece suite comprising of freestanding bath, WC, hand wash basin and shower cubicle with mains fed shower over. Fully tiled walls and floor. Heated towel rail.

Outside and Gardens

Elevated lawned front garden plus driveway parking for two vehicles leading to garage. To the rear there is a large south west facing garden, with composite decked areas, indian stone patio area and lawn with planted borders.

Additional Information

Tenure: Freehold

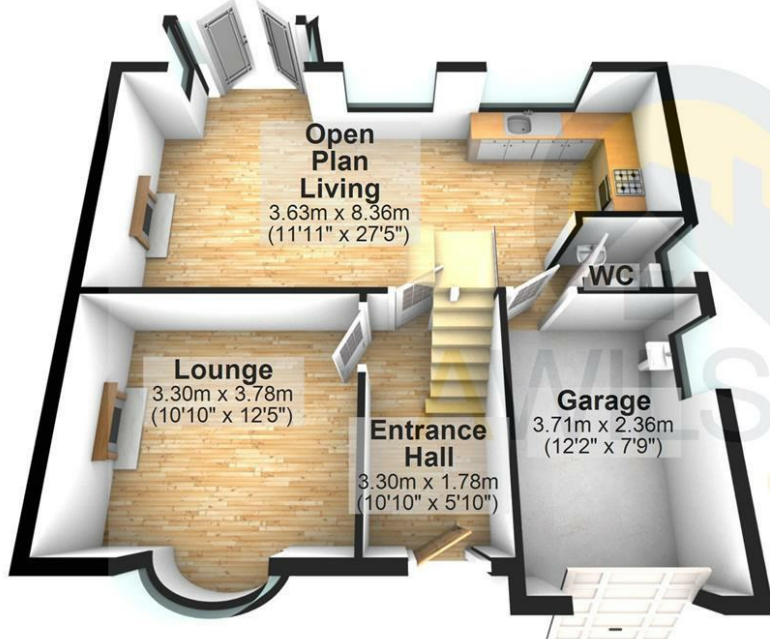
EPC Rating: D
Council Tax Band: C





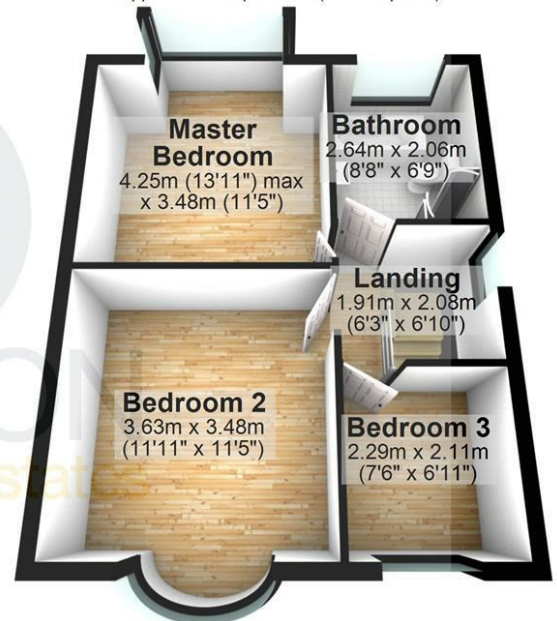
Ground Floor

Approx. 61.3 sq. metres (660.0 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 103.5 sq. metres (1114.5 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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