



36 Oakcroft, Stalybridge, SK15 2UQ

Offers Over £275,000

Located in the ever popular Mottram Rise area of Stalybridge, this three bedroom semi detached home is ideal for anyone looking for a comfortable, well maintained property with room to grow. With driveway parking, a garage, and a great layout, it's the kind of home that feels ready to move into, but also has the potential to adapt as your needs change.

Just a short stroll from both Stalyhill Infant and Junior Schools, it's perfect for families, and with Stalybridge Country Park practically on your doorstep, you've got beautiful green space close by for weekend walks, dog adventures, or a bit of fresh air after work.

Inside, the home is welcoming and well laid out. You're greeted by a neat front garden and driveway, leading to the garage. Step through the front door into a handy entrance vestibule that opens into a spacious L-shaped lounge and dining area - ideal for cosy nights in or hosting friends and family.

The kitchen is just off the dining space and offers direct access to the tiered, low maintenance rear garden, which gets plenty of natural light and is perfect for a coffee in the sun or summer bbqs. The garden also provides rear access into the garage, which provides plentiful storage and is also plumbed for a washing machine.

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Entrance Vestibule

Window to front elevation. Door to:

Lounge/Dining Room

21'2" x 16'3" (6.45m x 4.95m)

An L Shaped spacious room with bay window to front elevation and window to rear elevation offering plenty of natural light. Stairs lead to the first floor. Two double radiators. Two ceiling lights. Door to:

Kitchen

10'5" x 6'11" (3.18m x 2.11m)

Fitted with a matching range of base and eye level units. Built in electric oven with four ring hob and extractor hood over. Space for fridge freezer. Window to rear elevation. Door to rear garden.

Garage

Up and over door to front. Door to rear. Plumbing for automatic washing machine. Plenty of room for storage with pull down ladders providing access to further storage in eaves.

Stairs and Landing

Doors to bedrooms and bathroom.

Master Bedroom

12'2" x 8'9" (3.71m x 2.66m)

Window to front elevation. Fitted wardrobes with sliding doors, Radiator. Ceiling light.

Bedroom Two

8'8" x 6'7" (2.64m x 2.00m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

6'1" x 6'11" (1.85m x 2.11m)

Window to front elevation. Radiator. Ceiling light.

Bathroom

Window to rear elevation. Fitted with three piece suite comprising of panelled bath with glass shower screen and mains fed shower over, hand wash basin and WC. Vertical designer radiator.

Outside and Gardens

Lawned front garden with driveway leading to garage. Low maintenance rear garden laid with patio and set in tiers.

Additional Information

Tenure: Leasehold

EPC Rating: C

Council Tax Band:





Ground Floor

Approx. 48.8 sq. metres (524.9 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 84.0 sq. metres (904.0 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		87
(69-80) C		73
(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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