



8 Coniston Drive, Stalybridge, SK15 1EE

£180,000

Set in an elevated position on Coniston Drive, this well presented end mews property offers three bedrooms, front and rear gardens, and much more. Whether you're a first time buyer, a young family, or an investor, this home is sure to catch your eye.

As you arrive, steps lead you up past the neat front garden to the front door. Inside, a welcoming hallway opens into a bright and comfortable lounge. To the rear, the recently refitted kitchen/diner provides ample space for cooking and dining, complemented by a useful utility room just off the kitchen.

Upstairs, you'll find two double bedrooms and a third single bedroom - ideal for a child's room, home office, or study, along with a modern family bathroom.

Outside, the private enclosed rear garden offers a lovely spot to relax and unwind.

Perfectly located, the property is within easy reach of Stalybridge town centre, with regular bus services nearby. Stalybridge offers a wide range of amenities, including supermarkets, independent shops, bars, bistros, and excellent transport links via both train and bus.

Families will appreciate being just a short walk from Stamford Park and its boating lake, while Tameside General Hospital (a major local employer) is also close at hand.

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Hall

Stairs to first floor. Door to:

Lounge

13'5" x 13'10" (4.09m x 4.22m)

Window to front elevation. Feature fireplace. Radiator. Ceiling light. Door to:

Kitchen/Diner

8'10" x 12'3" (2.69m x 3.73m)

Window to rear elevation. Recently refitted with matching range of base and eye level units with coordinating worktops over. One and a half bowl composite sink with mixer tap and drainer. Plumbed for automatic washing machine. Space for fridge freezer. Freestanding cooker. Door to:

Utility

8'10" x 5'1" (2.69m x 1.55m)

Window to rear elevation. Door to under stairs storage cupboard. Door to rear garden.

Store

Stairs and Landing

7'3" x 6'7" (2.22m x 2.00m)

Doors to bedrooms and bathroom. Storage cupboard on landing.

Master Bedroom

13'6" x 9'7" (4.11m x 2.92m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

8'9" x 7'10" (2.67m x 2.39m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

8'11" x 7'9" (2.72m x 2.36m)

Window to front elevation. Radiator. Ceiling light.

Bathroom

5'9" x 9'3" (1.75m x 2.82m)

Two windows to rear elevation. Fitted with three piece suite comprising of panelled bath with glass shower screen and shower over, hand wash basin and WC. Heated towel rail.

Outside and Gardens

Front garden laid to lawn with steps leading to front door. Private garden to rear mainly laid to lawn with patio areas.

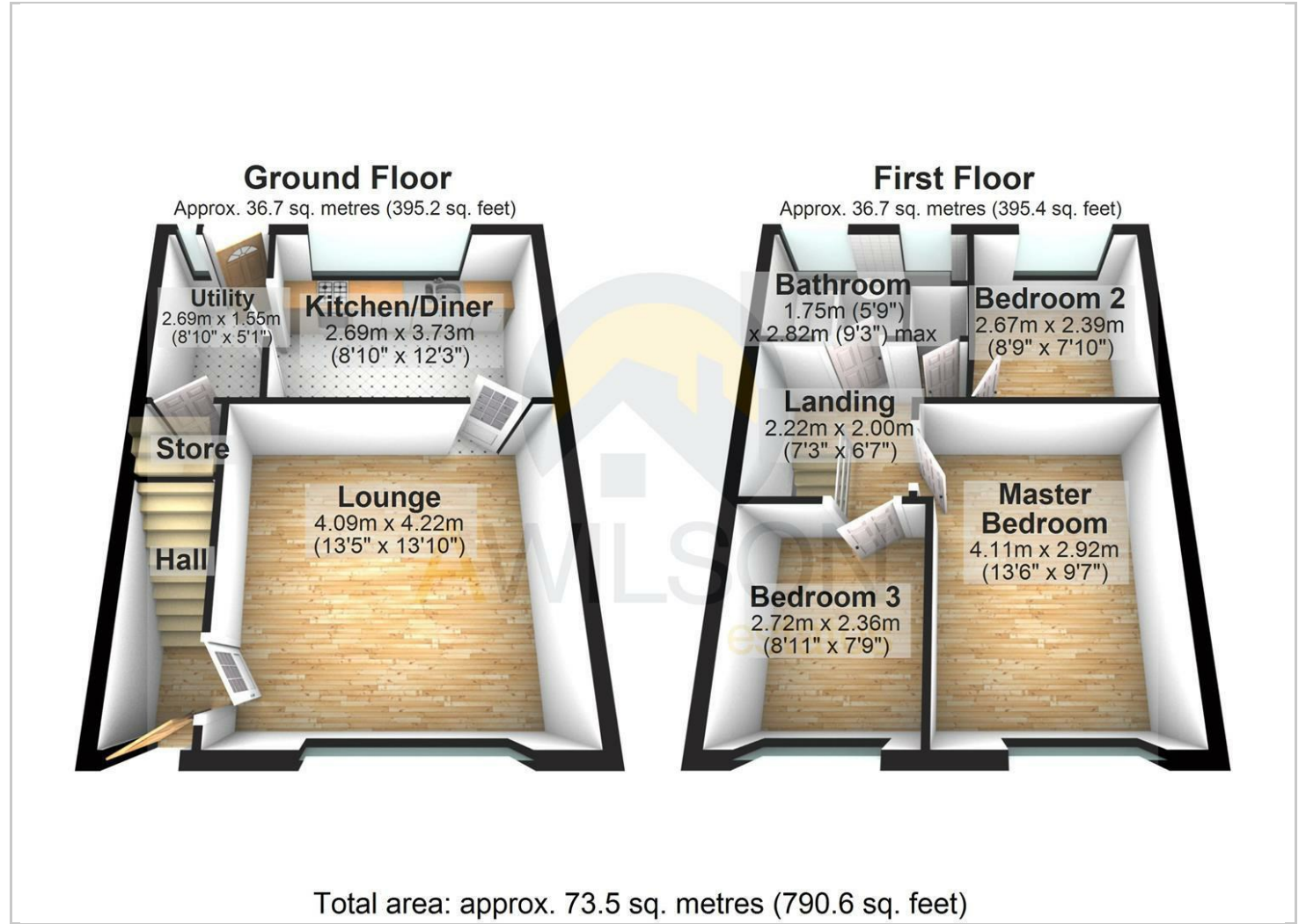
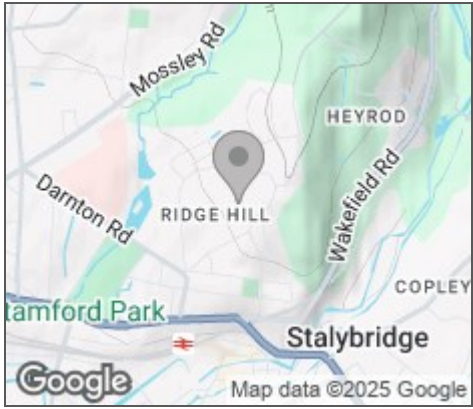
Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: A





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

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