



40A Stalyhill Drive, Stalybridge, SK15 2TR

Offers Over £250,000

Located in the heart of Mottram Rise, this three bedroom mews property is coming to the market for the first time in 25 years, and is now ready for new owners to put their own stamp on and make their own memories in. Although in need of some updating, the home has plenty of potential, boasting an enviable location within walking distance of Stalyhill Infant and Junior schools and offered for sale with the added advantage of no vendor chain, allowing for a smooth and stress-free purchase.

As you approach you are greeted by a driveway providing off road parking for two cars with a path leading to the front door. Step inside to a hallway giving access to three bedrooms and a family bathroom. Bedroom three benefits from sliding doors opening into a spacious conservatory - a versatile addition that enhances the overall living space.

Upstairs, the property features a bright and airy open-plan lounge/diner, enjoying dual-aspect windows allowing for plenty of natural light. A neat, well appointed kitchen sits just off the main living area.

Externally there is a low maintenance rear garden laid with patio, perfect for relaxing or for hosting BBQs in the warmer months.

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Hallway

Doors to all bedrooms and family bathroom. Access to under stairs storage cupboard. Stairs to first floor.

Bedroom One

12'10" x 8'0" (3.91m x 2.44m)

Window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

Bedroom Two

7'8" x 8'0" (2.34m x 2.44m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Three

7'4" x 8'10" (2.24m x 2.69m)

Sliding doors to rear elevation. Radiator. Ceiling light.

Conservatory

Fully glazed windows. Double doors out to rear garden.

Bathroom

Three piece suite comprising panelled bath with glass shower screen and overhead shower, sink and WC. Fully tiled walls and flooring. Heated towel rail. Window to front elevation.

Stairs

Stairs to first floor.

Lounge/Diner

21'3" x 17'1" (6.48m x 5.20m)

Window to rear. Two windows to front elevation. Radiator. Feature fireplace. Ceiling lights. Door to:

Kitchen

7'2" x 8'8" (2.18m x 2.64m)

Fitted with a matching range of base and eye level units with worktop space over. 1+1/2 bowl sink with single drainer. Integrated fridge/freezer. Plumbed for automatic washing machine. Built in electric oven. Built-in four ring gas hob with extractor hood over. Window to rear elevation.

Outside and Gardens

Driveway parking to front with space for two vehicles and path leading to front door. Side gate providing access round to rear garden. Private enclosed low maintenance rear garden laid with patio.

Additional Information

Tenure: Leasehold

EPC Rating: TBC

Council Tax Band: C





Ground Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



First Floor

Approx. 21.4 sq. metres (230.7 sq. feet)



Total area: approx. 63.6 sq. metres (684.4 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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