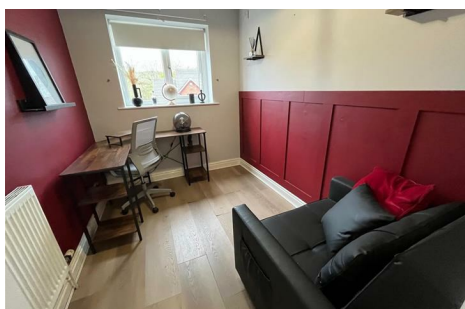


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Staley Hall Crescent, Stalybridge, SK15 3DE

Occupying a large corner garden plot within a well established and popular cul de sac location this superbly presented, three bedroom Detached Property offers larger than average living accommodation and is, in our opinion, ideally suited to a growing family. The property boasts two good sized reception rooms plus a breakfast kitchen and is within easy reach of all local amenities and has a driveway providing off road parking for two vehicles.

The property enjoys a "tucked away" position with immediate access onto countryside walks as well as being within easy reach of Stalybridge Town Centre which provides a wide range of shopping and recreational amenities with the Town Centre also providing excellent commuter links via its bus and train stations. Several local junior and high schools are within the vicinity.

Price £340,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Staley Hall Crescent, Stalybridge, SK15 3DE

- Superbly Presented 3 Bedroom Detached Property
- Master Bedroom with En-suite
- Countryside Walks on the Doorsteps
- Large Corner Garden Plot
- Well Regarded Cul de Sac Location
- Driveway for 2 Vehicles
- 2 Reception Rooms plus Fully Fitted Breakfast Kitchen
- Good Access to all Amenities
- Internal Inspection Highly Recommended

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Cloaks/WC, Lounge with double doors to a good sized Dining/Sitting Room, separate Breakfast Kitchen with integrated appliances

To the first floor there are three well proportioned Bedrooms (Master Bedroom having fitted wardrobes and En-suite), Family Bathroom with white suite

Externally the property has large gardens to three sides with patio areas and well screened lawned gardens. To the front of the property there is a driveway with an electric vehicle charging point.

The Accommodation in Detail Comprises:

Entrance Hallway

Composite style, double glazed, security door, understairs storage cupboard, central heating radiator

Cloaks/WC

Low level WC, pedestal wash hand basin, part tiled, uPVC double glazed window, central heating radiator

Lounge

14'11 x 10'10 (4.55m x 3.30m)
uPVC double glazed bow window, central heating radiator

Dining/Sitting Room

17'11 x 9'2 (5.46m x 2.79m)
uPVC double glazed French doors plus further window, central heating radiator

Breakfast Kitchen

18'8 x 8'4 (5.69m x 2.54m)
One and a half bowl inset sink unit, range of five ring gas hob with chimney hood over, integrated dishwasher, plumbed for automatic washing machine, breakfast bar, two uPVC double glazed windows, uPVC double glazed French doors, loft access, central heating radiator

First Floor:

Landing

Loft access, built-in storage cupboard

Bedroom (1)

10'11 x 12'4 reducing to 11'1 (3.33m x 3.76m reducing to 3.38m)
Fitted wardrobes, uPVC double glazed window, central heating radiator

En-suite

Shower cubicle, pedestal wash hand basin, low level WC, part tiled, uPVC double glazed window, central heating radiator

Bedroom (2)

10'11 x 9'0 (3.33m x 2.74m)
uPVC double glazed window, central heating radiator

Bedroom (3)

9'6 x 6'9 (2.90m x 2.06m)
uPVC double glazed window, central heating radiator

Bathroom/WC

6'9 x 5'7 (2.06m x 1.70m)
White suite having panel bath, wash hand basin with vanity storage unit below, low level WC, part tiled, uPVC double glazed window, central heating radiator

Externally:

The driveway to the front of the property provides off road parking for two vehicles and has an electric vehicle charger point in situ.

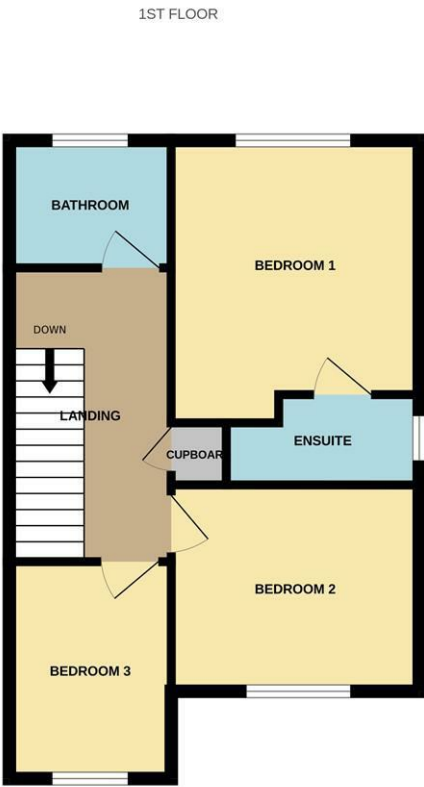
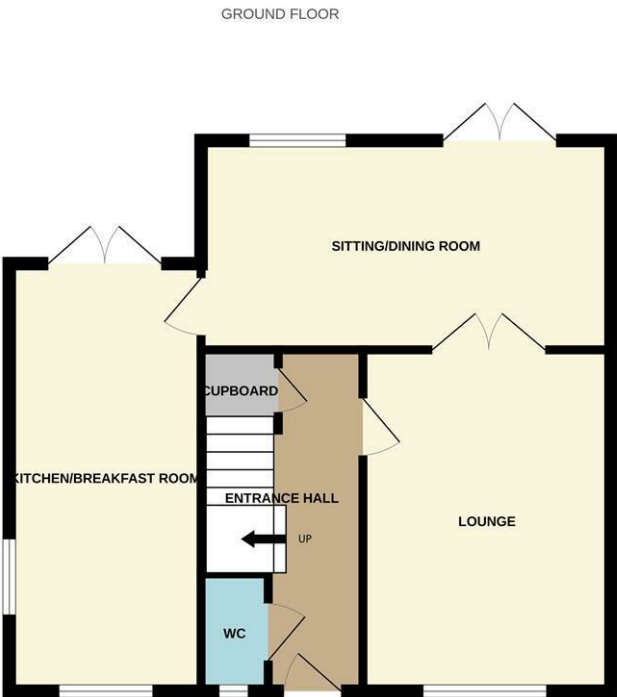
There are large side and rear gardens laid mainly to lawn which are well screened with mature border plants and shrubs as well as flagged and decked patio areas with gravel sections.



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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