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Boulderstone Road, Stalybridge, SK15 1HJ

This stylishly presented, three bedroom semi detached family home has been comprehensively up-graded and comes onto the market in first class order throughout. The property enjoys stunning panoramic views to the rear that must be seen to be fully appreciated.

The property is situated in a most popular residential location with good access to all local amenities. Junior and High Schools are also in the vicinity and other amenities within easy reach include Stamford Park and Tameside General Hospital.

Offers Over £270,000



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



Boulderstone Road, Stalybridge, SK15 1HJ

- Superbly Presented 3 Bedroom Semi Detached Property
- First Class Decorative Order
- uPVC Double Glazed Conservatory
- Ample Off Road Parking
- Re-fitted Kitchen
- Stunning Panoramic Views to Rear
- Fitted Wardrobes to 2 Main Bedrooms
- Contemporary White Bathroom Suite
- Superb Rear Sun Terrace
- Feature Media Wall to Lounge

Contd.....

The Accommodation briefly comprises:

Entrance Porch, Lounge with media wall, fully fitted Dining Kitchen with French doors to the uPVC double glazed Conservatory

To the first floor there are 3 Bedrooms (two main bedrooms having fitted wardrobes with bulkhead storage to 3rd bedroom), stylishly re-fitted contemporary white Bathroom suite

Externally there is ample off road parking provided by a block paved driveway. The tiered rear garden has a PVC decked sun terrace whilst the lower sections have astro-turfed and flagged finishes for ease of maintenance.

The Accommodation in Detail:

Entrance Vestibule

Double glazed composite style security door, uPVC double glazed window.

Lounge

14'11 x 14'8 maximum (4.55m x 4.47m maximum)

Feature media wall with built-in storage and alcove lighting, electric fire, Karndean

flooring, uPVC double glazed bow window, central heating radiator.

Kitchen

14'8 x 9'5 (4.47m x 2.87m)

Inset sink with granite work surfaces, full range of wall and floor mounted units, built in oven, four ring gas hob with extractor unit over, plumbed for automatic washing machine and dryer, part tiled, tiled floor, uPVC double glazed window, central heating radiator, uPVC double glazed French doors to Conservatory

Conservatory

14'7 x 7'9 (4.45m x 2.36m)

uPVC double glazed, wall mounted electric heater, French doors onto the sun terrace.

First Floor:

Landing

Loft access, uPVC double glazed window.

Bedroom (1)

13'5 x 8'1 (4.09m x 2.46m)

Fitted wardrobes, laminate flooring, uPVC double glazed window, central heating radiator.

Bedroom (2)

11'0 x 8'1 (3.35m x 2.46m)

Built-in wardrobes, uPVC double glazed window, central heating radiator.

Bedroom (3)

10'5 x 6'6 (3.18m x 1.98m)

(including bulkhead storage cupboard). uPVC double glazed window, central heating radiator.

Bathroom/WC

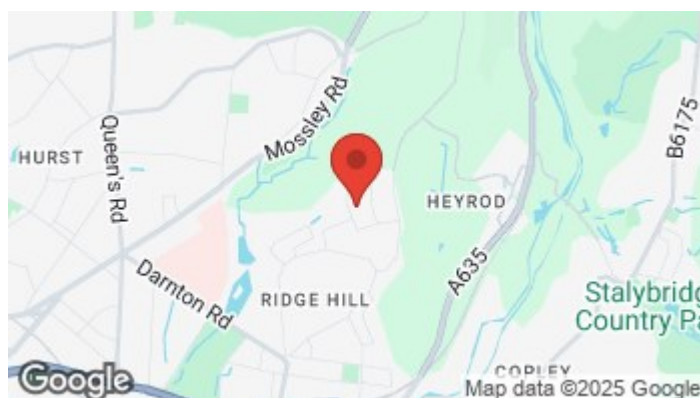
5'11 x 5'5 (1.80m x 1.65m)

Contemporary white suite having panel bath with rainfall shower head plus further shower tap attachment, wash hand basin with vanity storage unit below, low level WC, alcove lighting, fully tiled, tiled floor, recessed spotlights, heated chrome towel rail/radiator, uPVC double glazed window.

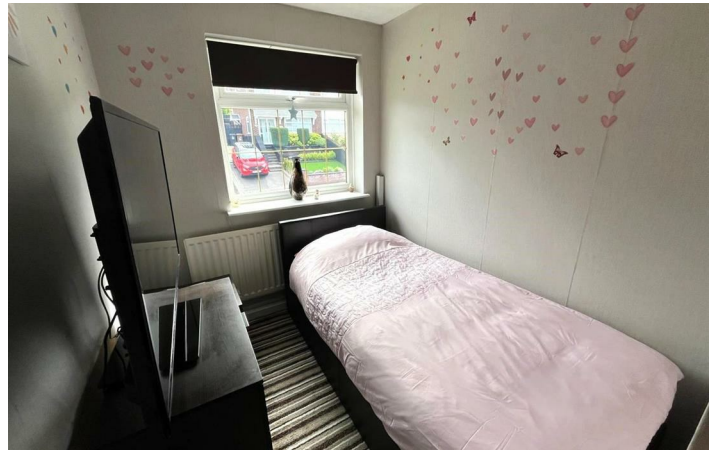
Externally:

The front garden has been block paved providing ample off road parking.

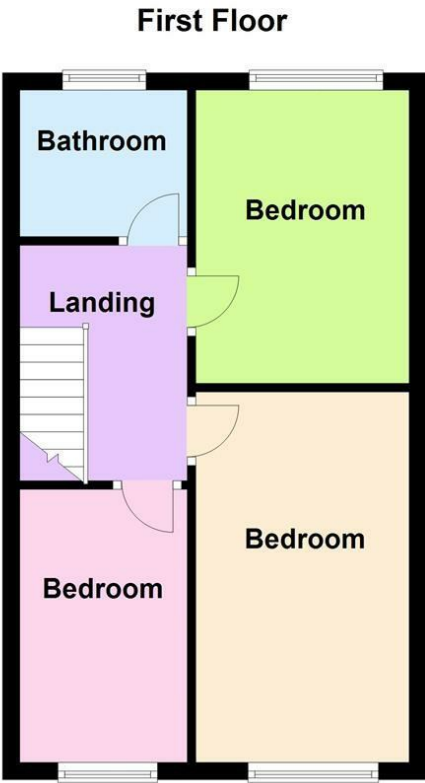
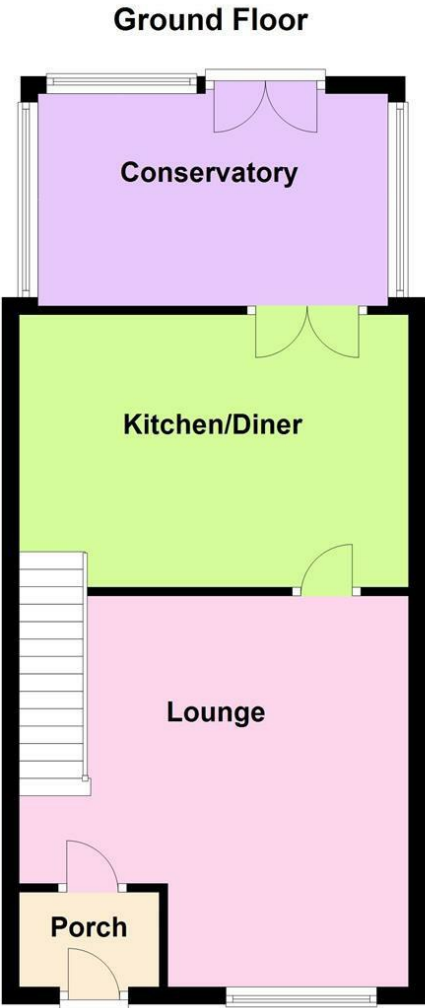
To the rear there is a PVC decked sun terrace with glass balustrade. There are steps down to an astro-turfed lower section. The garden area is flagged for ease of maintenance.



Directions



Floor Plan



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