







69 STONES DRIVE

RIPPONDEN | HX6 4NY

Available with NO UPWARD CHAIN and VACANT POSSESSION this deceptively spacious detached property has been lovingly updated by the present owners to create a stunning family home.

The layout is well-planned with the main accommodation enjoying a private woodland aspect.

Finished to an exceptionally high standard, the property features quality fixtures and fittings throughout to provide stylish, flexible family living.

The accommodation includes three reception rooms, a smart fitted kitchen, utility room, four bedrooms, three bathrooms and a large integral double garage.

Outside is a block paved driveway providing parking and a landscaped rear garden with stone terrace (accessed directly from the kitchen), two decked patios, lawn and mature shrubs and trees.



GROUND FLOOR

Entrance Hall
Cloakroom / WC
Sitting Room
Balcony
Integral Double Garage

LOWER GROUND FLOOR

Living Dining Kitchen
Snug / Playroom / Home Office
Utility Room

COUNCIL TAX BAND

F

FIRST FLOOR

Bedroom 1
En-Suite Shower Room
Bedroom 2
En-Suite Shower Room
Bedroom 3
Bedroom 4
Family Bathroom

EPC RATING

E

INTERNAL

The property is entered into a bright entrance hall with staircases to the lower and upper floors, and a cloakroom with wood panelling to walls, WC, Victorian style washstand and beautiful floor tiles.

There are two reception rooms; a sitting room with bi-fold doors opening onto a balcony and a stone fireplace and a snug/playroom with bi-fold doors leading out to the garden.

The stunning living dining kitchen provides direct access to the large terrace and garden via wall to wall bi-fold doors, a superb entertaining space! The kitchen area features gloss units with Corian worktops and undermounted sink with kettle tap, and a large island with breakfast bar to seat four people. Integrated appliances include a four-ring hob with downdraft extractor, oven, microwave, warming drawer and dishwasher. The kitchen is complemented by a separate fitted utility room, plumbed for a washer and with space for a dryer.

The four bedrooms are all located on the split level first floor. Bedroom 1 houses navy bedroom furniture and has an en-suite with feature tiling to the walls and floor and comprises shower cubicle with rainfall shower, vanity unit with basin, and WC. Bedroom 2 houses grey fitted bedroom furniture and an en-suite comprising shower cubicle with rainfall shower, vanity unit with basin, and concealed cistern WC. The bedrooms are complemented by a stylish family bathroom with free-standing bath, vanity unit with basin and WC and feature marble effect tiling to the walls and floor.

EXTERNAL

To the front is a block paved driveway providing access to the large integral double garage. At the rear is a landscaped garden which includes a superb stone terrace accessed directly from the living dining kitchen, ideal for alfresco dining/entertaining. There is a decked patio with access from the snug and a further decked patio. There is a timber shed, lawn and mature planted shrubs and trees.

LOCATION

Stones Drive is a desirable residential cul-de-sac within one mile of the village centre of Ripponden and walking distance of schools. There is easy level pedestrian access from the bottom of Stones Drive onto Bar Lane and Oldham Road. Ripponden has excellent local amenities which include a village school, vet's practice, dental surgery, health centre with pharmacy and a selection of shops, bars and restaurants. There is a regular bus service nearby. The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

SERVICES All mains services. UPVC double glazing. Gas central heating, boiler located in garage.

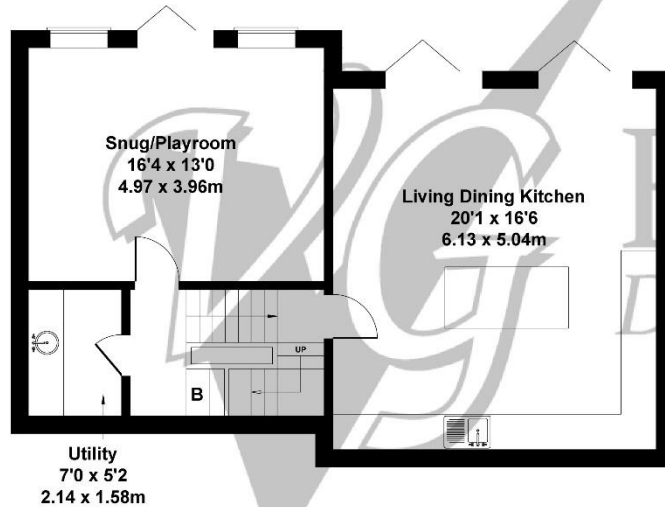
TENURE Freehold.

DIRECTIONS

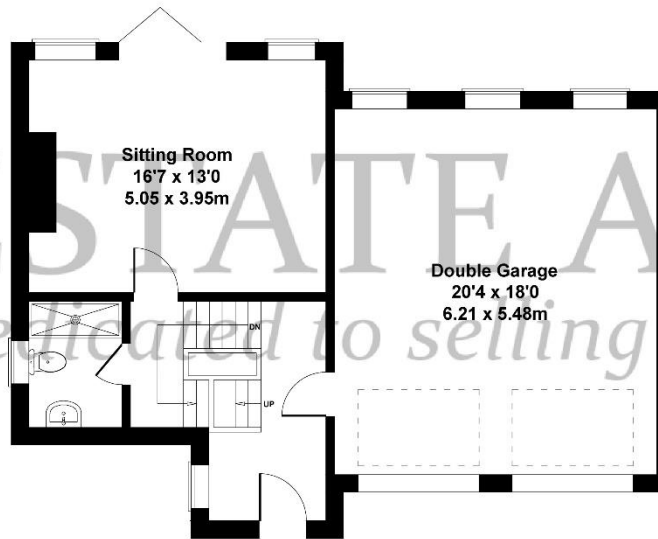
From Ripponden traffic lights take the Rochdale Road uphill passing the former Butchers Arms and the Rylands Park development. Stones Drive can be found on the left-hand side after Stones Church. Proceed to the bottom and No.69 can be found on the left-hand side, identified by our sale board.



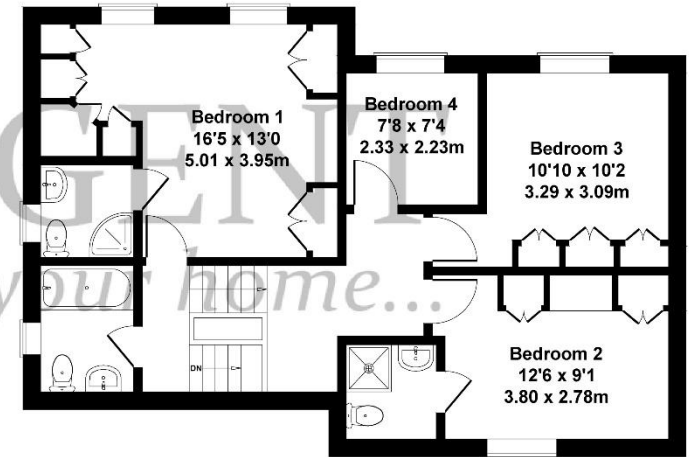
Approximate Gross Internal Area
2174 sq ft - 202 sq m



LOWER GROUND FLOOR

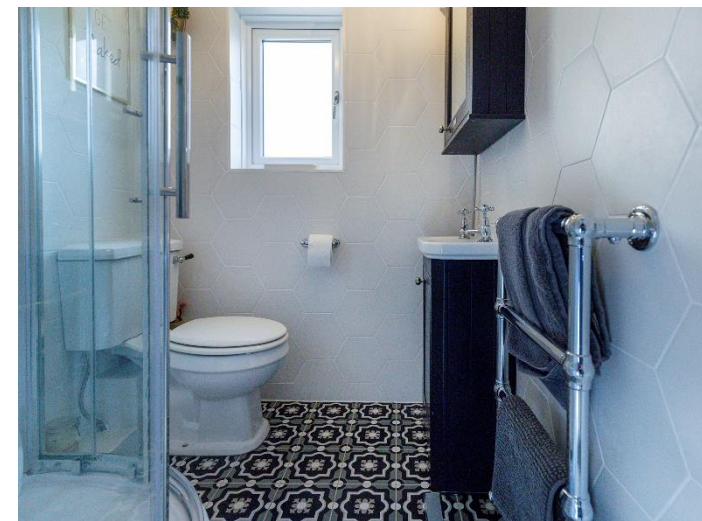


GROUND FLOOR



FIRST FLOOR





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.