



Hawthorn Drive  
Stalybridge, SK15 1UE  
Offers over £250,000



## Hawthorn Drive, Stalybridge, SK15 1UE

Home Estate Agents are pleased to offer for sale this well presented THREE bedroom property. Offering spacious accommodation this is the perfect family home. Located in a popular area of Stalybridge, close to local countryside, schools, amenities and transport links. \*\* Viewing highly recommended \*\*.

In brief the accommodation comprises: Entrance hallway open to lounge/diner, kitchen and conservatory to the ground floor. Three bedrooms, (bedroom one with en-suite) and a further modern bathroom to the first floor. To the front there is a driveway to garage with lawn and steps up to the entrance. Enclosed garden to rear with paved patio and steps up to a further lawned garden.

### GROUND FLOOR

#### Hallway

Door to front, radiator, stairs to first floor, open plan to lounge, door to kitchen.

#### Kitchen 11'7" x 7'3" (3.53m x 2.22m)

Double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven and hob with extractor hood over, inset ceiling downlights, laminate flooring, radiator.

#### Lounge/Diner 14'1" x 18'9" (4.29m x 5.72m)

Two double glazed windows to rear, laminate flooring, two radiators, door to:

#### Conservatory 8'11" x 10'7" (2.74m x 3.25m)

Brick built base, double glazed windows to sides and rear, laminate flooring, door to rear garden.

### FIRST FLOOR

#### Landing

Double glazed window to side, access to loft, doors to:

#### Bedroom 1 11'5" x 8'7" (3.47m x 2.62m)

Double glazed window to rear, radiator, door to:

#### En-suite

Fitted with a two piece suite comprising

enclosed shower cubicle and wash hand basin.

#### Bedroom 2 11'0" x 9'10" (3.35m x 3.00m)

Double glazed window to rear, radiator.

#### Bedroom 3 8'6" x 9'9" (2.59m x 2.97m)

Double glazed window to front, radiator.

#### Bathroom 5'9" x 6'4" (1.76m x 1.93m)

Double glazed window to front, three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls, inset ceiling downlights, chrome towel radiator.

### OUTSIDE

To the front there is a driveway to garage with lawn and steps up to the entrance. Enclosed garden to rear with paved patio and steps up to a further lawned garden.

#### Garage 17'1" x 8'0" (5.21m x 2.45m)

Up and over door to front.

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### DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes

only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.





Total area: approx. 98.8 sq. metres (1063.4 sq. feet)





