



2008
A.S

48

48

FOR SALE
home
estate agents
0161 304 0000
www.homeagents.co.uk

Stocks Lane
Stalybridge, SK15 2NU
Offers over £375,000



There's no agent like home

Stocks Lane, Stalybridge, SK15 2NU

Home Estate Agents are pleased to offer for sale this FIVE bedroom detached family home. Offering spacious accommodation set over three floors this property has lots or potential for further development. ** FURTHER PHOTOS TO FOLLOW ** Situated in a popular area of Stalybridge, close to local amenities and transport links. ** Viewing highly recommended.

In brief the accommodation comprises: Entrance hallway, cloakroom, kitchen/breakfast room, lounge and dining room to the ground floor. Three double bedrooms and a family bathroom to the first floor. Master bedroom with en-suite and walk in wardrobe and bedroom five to the second floor. Paved garden with raised planters to front of property with steps up to entrance. Gated double driveway to side. Garden to rear.

GROUND FLOOR

Hallway

Door to front, laminate flooring, radiator, stairs to first floor, doors to:

Cloakroom

Fitted with a two piece suite comprising wash hand basin and low level WC, half tiled walls, chrome towel radiator.

Lounge 16'6" x 10'2" (5.04m x 3.10m)

Two double glazed windows to side, double glazed window to front, laminate flooring, radiator, double doors to rear garden.

Kitchen/Breakfast Room 12'7" x 9'1" (3.84m x 2.77m)

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, integrated fridge/freezer, dishwasher and automatic washing machine, built-in double oven, built-in five ring hob with extractor hood over.

Dining Room 8'4" x 11'1" (2.55m x 3.39m)

Double glazed window to side, laminate flooring, radiator, double doors to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, radiator, stairs to second floor, door to storage cupboard, doors to:

Bedroom 2 10'0" x 12'9" (3.06m x 3.89m)

Double glazed window to front, double glazed window to side, radiator.

Bedroom 3 12'7" x 10'10" (3.84m x 3.29m)

Double glazed window to front, radiator.

Bedroom 4 8'4" x 11'1" (2.55m x 3.39m)

Double glazed window to rear, radiator.

Family Bathroom

Double glazed window to rear, fitted with a five piece suite comprising panelled bath, wash hand basin, tiled shower enclosure, and low-level WC, half tiled walls, heated towel rail.

SECOND FLOOR

Landing

Radiator, doors to:

Master Bedroom 9'10" x 24'0" (3.00m x 7.32m)

Three double glazed Velux windows, double glazed window to side, radiator, door to:

En-suite

Double glazed window to rear, three piece suite comprising pedestal wash hand basin, tiled double shower enclosure and low-level WC, heated towel rail.

Walkin wardrobe

Hanging and shelving space.

Bedroom 5 8'0" x 11'1" (2.43m x 3.39m)

Double glazed velux window to rear, radiator.

OUTSIDE

Paved garden with raised planters to front of property with steps up to entrance. Gated double driveway to side. Garden to rear.

www.homeea.co.uk

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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	

