



Walkerwood Drive
Stalybridge, SK15 2QD

Price £330,000



There's no agent like home

This captivating split-level, link-detached property in Stalybridge offers an expansive layout across three floors, perfect for families seeking both space and adaptability. Its unique design imbues it with character and versatility, providing an ideal backdrop for comfortable living.

Conveniently located in a sought-after area of Stalybridge, residents can enjoy proximity to local schools, amenities, and transportation links, facilitating a harmonious blend of suburban tranquility and urban accessibility. With Stalybridge Country Park nearby, outdoor enthusiasts can revel in the natural beauty of their surroundings, further enhancing the appeal of this exceptional property

Step into the inviting entrance hallway, where the unique split-level design sets the tone for the home's character and adaptability. Descend to the lower level, where you'll find a versatile fifth bedroom or office space, offering flexibility to suit your lifestyle requirements.

Ascend to the heart of the home on the first floor, where the cozy lounge awaits, seamlessly connected to the dining area and kitchen, facilitating effortless family gatherings and entertaining.

Retreat to the sanctuary of the master bedroom, complete with an en-suite shower room, located on the second floor alongside two additional bedrooms, providing ample accommodation for family members or guests.

Discover the hidden gem of the third floor, where a spacious second bedroom awaits, boasting expansive storage options and easy access to a well-appointed bathroom, ensuring convenience and comfort.

Outside, the property impresses with a driveway and manicured front lawn bordered by picturesque flowerbeds, while the rear garden offers a private oasis with a paved patio and lush lawns enveloped by mature hedging, providing an idyllic setting for outdoor relaxation and recreation. Don't miss the opportunity to make this exceptional property your new family haven.



GROUND FLOOR

Hallway

Door to front, radiator, door to storage cupboard, stairs down to bedroom 5/office, doors to:

Lounge 14'8" x 13'9" (4.47m x 4.19m)

Double glazed window to front, feature media wall, laminate flooring, radiator, stairs up to dining room.

Dining Room 8'6" x 8'4" (2.59m x 2.54m)

Laminate flooring, sliding patio doors to rear garden, radiator, door to kitchen.

Kitchen 8'6" x 8'0" (2.59m x 2.44m)

Double glazed window to rear, fitted with a range of wall and base units with worksurface/splashbacks over, inset sink and drainer with mixer tap, built in oven and hob with extractor over, space for fridge/freezer.

Bedroom 5 / Office 17'9" x 8'3" (5.41m x 2.52m)

Double glazed window to front, steps up to entrance hall, radiator.

FIRST FLOOR

Landing

Stairs to second floor, doors to:

Master Bedroom 11'8" x 10'3" (3.55m x 3.13m)

Double glazed window to front, radiator.

Shower Room

Double glazed window to side, fitted with a three piece suite comprising enclosed shower cubicle, vanity wash hand basin and low level WC, tiled walls, radiator.

Bedroom 3 13'0" x 8'3" (3.96m x 2.52m)

Double glazed window to rear, radiator.

Bedroom 4 7'2" x 6'0" (2.19m x 1.84m)

Double glazed window to front, radiator.

SECOND FLOOR

Landing

Doors to:

Bedroom 2 8'7" x 10'4" (2.62m x 3.14m)

Double glazed window to rear, two radiators, door to storage cupboard, open to storage.

Bathroom

Double glazed window to rear, fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, tiled walls, inset ceiling downlights, radiator.

OUTSIDE

Driveway and lawned garden to front with flowerbed borders, steps up to the covered entrance. Enclosed garden to rear with paved patio, steps up to lawned garden surrounded by mature hedging.

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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. 101.5 sq. metres (1092.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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		
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