



St James Close
Stalybridge, SK15 3FS
Offers over £395,000

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Home Estate Agents are delighted to offer for sale this stunning FOUR bedroom detached property, part of an exclusive and popular development in the picturesque Millbrook area. Perfect home for the growing family with its spacious, well designed and modern living areas. Enjoy the convenience of having all village amenities close by, whilst also only a short drive away from Stalybridge Town Centre and Stalybridge Country Park giving you the opportunity to enjoy nature and the great outdoors. Don't miss the chance to call this exceptional house your home. **Viewing Highly Recommended **

In brief the accommodation comprises of: Entrance hallway, lounge, WC, kitchen/diner and utility to the ground floor. Four bedrooms (master with en-suite) and family bathroom to the first floor. Driveway to the front of the property providing off road parking and planted border. Enclosed garden to the rear mainly laid to lawn with paved patio seating area and planted borders.

GROUND FLOOR

Hallway

Door to front, double glazed window to side, radiator, stairs to first floor, door to storage cupboard, doors to:

Lounge 16'8" x 10'8" (5.09m x 3.24m)

Double glazed window to front, two radiators.

WC

Two piece suite comprising pedestal wash hand basin and low-level WC, radiator.

Kitchen/Diner 12'2" x 17'5" (3.70m x 5.30m)

Fitted with a matching range of base and eye level units with worktop space over, matching island unit, inset sink and drainer with mixer tap, space for American style fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, bi-fold door leading out to rear garden.

Utility Room 4'3" x 5'9" (1.30m x 1.75m)

Plumbing for washing machine, space for tumble dryer.

FIRST FLOOR

Landing

Radiator, door to storage cupboard, doors to:

Bedroom 1 14'1" x 10'8" (4.29m x 3.24m)

Double glazed window to front, radiator, door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower area and low-level WC, double glazed window to side, heated towel rail.

Bedroom 2 13'3" x 10'11" (4.04m x 3.32m)

Double glazed window to rear, radiator.

Bedroom 3 12'2" x 8'4" (3.72m x 2.54m)

Double glazed window to rear, radiator.

Bedroom 4 7'6" x 7'0" (2.29m x 2.13m)

Double glazed window to front, radiator.

Bathroom 6'6" x 6'5" (1.98m x 1.95m)

Three piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin and low-level WC, part tiled walls.

OUTSIDE

Driveway to the front of the property providing convenient off road parking and planted border. Gated access to the side. Enclosed garden to the rear mainly laid to lawn with paved patio seating area and planted borders.

DISCLAIMER

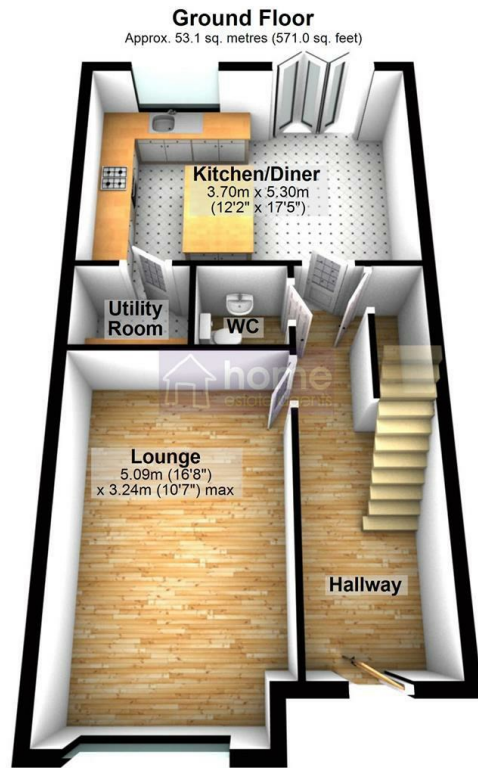
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any

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.

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Total area: approx. 107.4 sq. metres (1156.0 sq. feet)

