



South Walk
Stalybridge, SK15 2EJ
Offers over £210,000

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Home Estate Agents are delighted to offer for sale this three bedroom semi detached property, ideally situated within walking distance to Stalybridge Town. This home comes with the added benefit of NO VENDOR CHAIN and features a driveway and detached garage at the rear providing off road parking and additional storage. This property presents an exciting opportunity for those seeking a home to make it their own. ****Viewing Highly Recommend****.

In brief the accommodation comprises of: Entrance hallway, lounge, kitchen/diner, conservatory and rear porch to the ground floor. Three bedrooms and shower room to the first floor. Lawned garden to the front with paved pathway. Enclosed paved garden to the rear with planted borders. Detached garage to the rear with driveway in front providing off road parking.

GROUND FLOOR

Hallway

Door to front, double glazed window to front, stairs to first floor, doors to:

Lounge 13'2" x 11'6" (4.01m x 3.50m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator.

Kitchen/Diner 8'3" x 18'0" (2.52m x 5.49m)

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, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, three double glazed windows to rear, window, radiator, door to rear porch, door to:

Conservatory

Double glazed windows to sides, radiator.

Rear Porch

Double glazed windows sides and rear, door leading out to rear garden.

FIRST FLOOR

Landing

Door to storage cupboard, doors to:

Bedroom 1 10'6" x 12'2" (3.21m x 3.70m)

Double glazed window to rear, radiator.

Bedroom 2 11'5" x 10'2" (3.48m x 3.10m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom 3 8'6" x 7'5" (2.60m x 2.25m)

Double glazed window to front, radiator.

Shower Room 5'6" x 6'10" (1.68m x 2.08m)

Three piece suite comprising walk-in shower area, pedestal wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

OUTSIDE

Lawned garden to the front with paved pathway. Enclosed paved garden to the rear with planted borders. Detached garage to the rear with driveway in front providing off road parking.

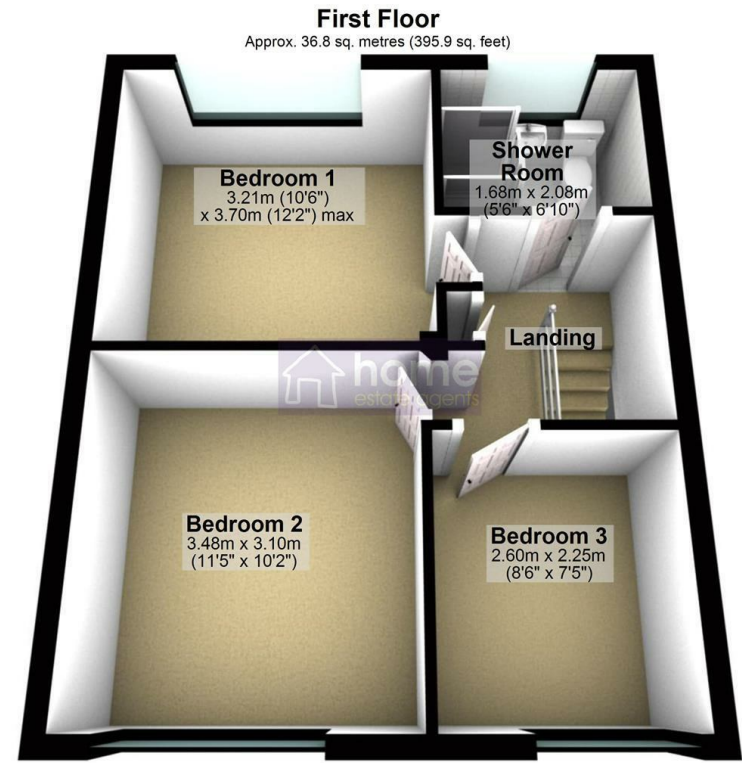
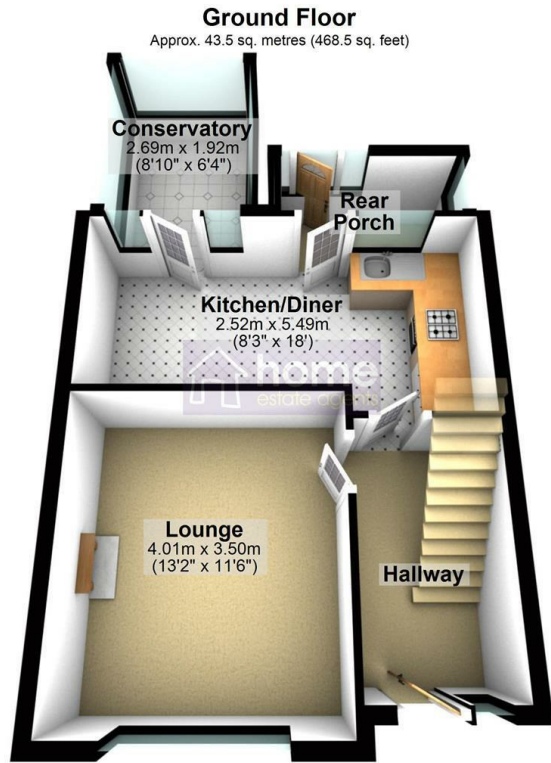
DISCLAIMER

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. 80.3 sq. metres (864.3 sq. feet)

