



Norman Road
Stalybridge, SK15 1LY
Offers over £235,000

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Home Estate Agents are thrilled to offer for sale this spacious three bedroom semi detached property. Benefiting from two reception rooms and an extended kitchen this delightful property is an ideal family home.

This home presents a wonderful opportunity to embrace comfortable living in a convenient location. Situated within easy reach of Stalybridge town centre, this property boasts seamless access to essential amenities, commuter links, Stamford Park, and local schools.

****Viewing Highly Recommended - Contact us today to arrange a viewing. ****

In brief the accommodation comprises of: Entrance hallway, lounge, dining room and kitchen to the ground floor. Three bedrooms and family bathroom to the first floor. Forecourt garden to the front. Enclosed low maintenance paved patio area to the rear.

GROUND FLOOR

Hallway

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

Lounge 12'7" x 12'9" (3.83m x 3.88m)

Double glazed bay window to front, feature fireplace, radiator.

Dining Room 13'11" x 12'1" (4.25m x 3.69m)

Double glazed window to rear, radiator, door to:

Kitchen 16'6" x 8'0" (5.04m x 2.44m)

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, plumbing for dishwasher, space for fridge/freezer, space for cooker, double glazed window to rear, door to side leading out to rear.

FIRST FLOOR

Landing

Double glazed window to side, doors to:

Bedroom 1 12'3" x 12'9" (3.73m x 3.88m)

Double glazed bay window to front, radiator.

Bedroom 2 10'9" x 12'2" (3.28m x 3.70m)

Double glazed window to rear, radiator.

Bedroom 3 9'1" x 8'0" (2.78m x 2.44m)

Double glazed window to front, radiator.

Bathroom 7'10" x 6'6" (2.39m x 1.98m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear.

OUTSIDE

Forecourt garden to the front with steps up to the front of the property. side gated access to the rear. Enclosed paved patio area to the rear.

DISCLAIMER

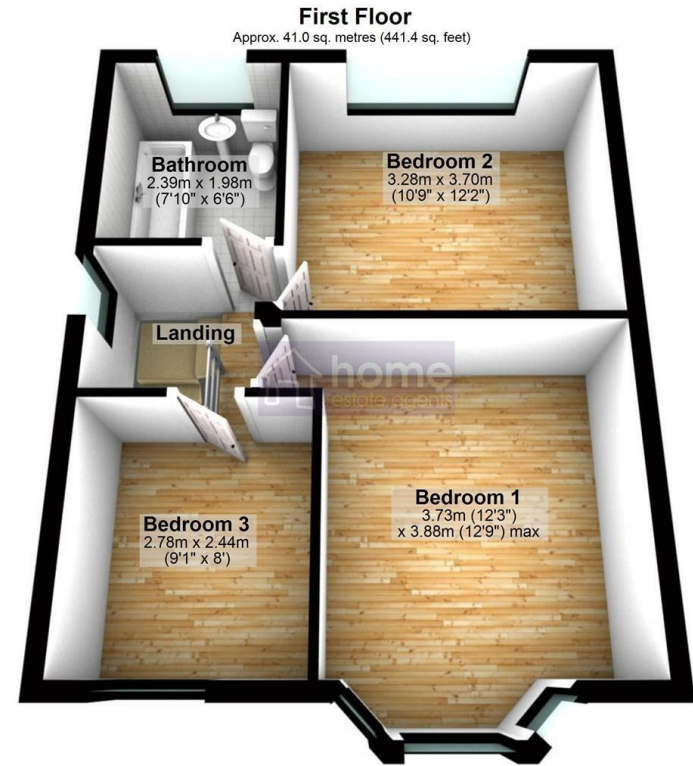
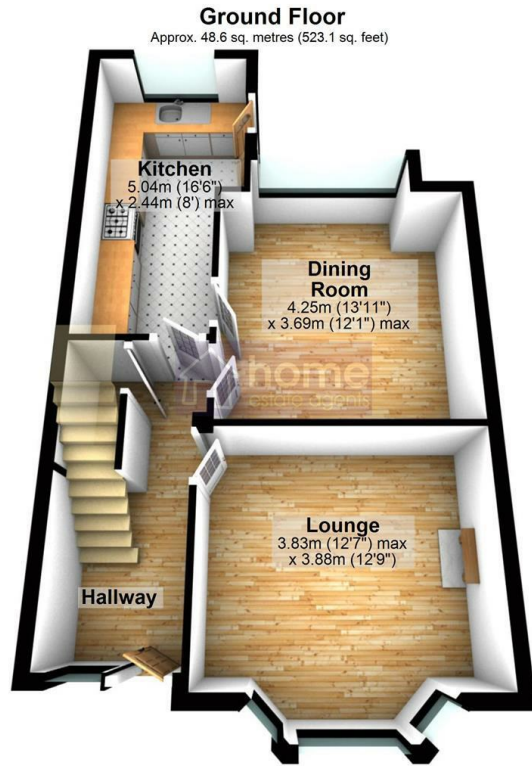
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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. 89.6 sq. metres (964.6 sq. feet)

